



CCCHA Board of Directors Meeting January 17, 2023

Called to order at 7:03pm. Meeting was held via Zoom

PRESENT: Derek Barton, Marilyn Braunstein, Jerry Davison, Alexis Dumortier, Bob Guerin, Irene Kitamura, Bruce Russell, Allyson Saunders, Steve Shpilsky, Oksana Volod, Jane Wishon

ABSENT: Lawrence Grey, Tamir Nadborny, Mike Quinn

MINUTES of November 15, 2022: Jerry moved to approve; Jane seconded; unanimously approved.

GUESTS: None

PRESIDENT'S REPORT: Allyson reminded Board Members that when she sends out the agenda for the monthly meetings, she needs everyone to respect the day and time she gives to RSVP in order to know if she has a quorum. • Allyson reported on the Exposition II Bike Path Northvale Gap. • Reported on the February 25th LAPD West Los Angeles Division Crime Prevention & Safety Fair for catalytic converter etching.

TREASURER'S & FINANCE COMMITTEE REPORT: Allyson reported that APS' annual 3% price hike went into effect as of November 2022, totaling \$8,842 a month for patrol service in our neighborhood. • Allyson happily reported that Board Member, Irene Kitamura, has volunteered to step up to be our new Treasurer. Allyson asked for a vote to approve Irene for the Treasurer position. Derek moved to approve; Jane seconded; unanimously approved.

SAFETY COMMITTEE: Alexis reported that there was one burglary on Club Drive, and one burglary on Queensbury Drive. APS reported that there were loud fireworks on New Year's Eve.

ARCHITECTURE COMMITTEE: Things have slowed down a bit, which could be related to higher interest rates.

TRAFFIC COMMITTEE: Jane reported further on the Bicycle Plan that Allyson discussed earlier • From last month's directive, Derek reported that there are 8 old CCCHA Green signs around the perimeter of our CCCHA. He suggested we leave them there until we replace them with new signs that match the look of our monument signs. Board agreed.

COMMUNICATIONS COMMITTEE: Derek reported on the state program called "CORE" that has earmarked \$27 million in funds to hand out to small business landscapers/gardeners if they fit certain qualifications in hopes to qualify to get 70% of their battery powered purchases covered. ACE Hardware is ready to help our landscapers and gardeners. They can contact Patrick Coniglio at 310-923-3289 or email him at pconiglio@westlakehardware.com. Derek thanked Jerry for his support during the formation of this partnership with ACE.

LEGAL COMMITTEE: Nothing to report.

GREEN COMMITTEE: Alexis reported that the City Sponsored Trees program for our parkways has been discontinued.

FILMING COMMITTEE: Derek reported that we collected \$27,000 in filming revenue in 2022. Filming was down all over LA in the 4th Quarter. • So far in 2023 we have collected \$2,000 in filming revenue. Not sure if we will collect more in this New Year. It may depend on the fate of the TV series, “The Goldbergs,” which has filmed in our neighborhood for the past 10 years. As of today, it has not been cancelled or renewed for an 11th Season.

BLOCK PARTY COMMITTEE: Since Ben Lee reported to Derek that he is not interested in being a sponsor for 2023, Derek has reached out to Rory Posin and Kristian Bonk of RESULTS Real Estate Group to see if they want to return as a sponsor for our Block Party.

WNC REPORT: Jane reported that the Pick Pico Street Fair will be on May 21st this year. She urged all of us to shop locally to support the businesses in our neighborhood. • West LA Homeless is doing a good job getting the homeless off our streets into services and housing. • Ted Lieu and Janet Turner are helping the LAPD in registering our bicycles on February 25th. See the LAPD website for more info. • 100 apartment units are being constructed on Overland where the old Macy’s parking lot was located at the Westside Pavilion.

CD-5 REPORT: Nothing to report.

RECOGNITION: Derek recognized Jerry’s emotional support on the difficult rolling out of the ACE partnership. • Allyson recognized Irene for volunteering to be our new Treasurer. • Alexis recognized Derek for the valuable filming income he helps bring into our HOA. Alexis also recognized Allyson for being tenacious in collecting outstanding dues from our fellow homeowners. • Jane recognized Allyson for the tireless work she does on dealing with the architects and developers in our HOA.

OLD BUSINESS: Allyson reported that no accountant has been found to help our HOA. Still searching. We will engage Cohen Pagano again for our 2022 taxes.

NEW BUSINESS: 2023 Budget: Bob moved to adopt the budget with changes that were discussed; Jane seconded; unanimously approved. Jane moved to authorize Allyson, working with the Legal and Finance Committees, to develop and implement a plan and process to address all homeowners in significant arrears on HOA Dues to bring their accounts current or go to Small Claims Court to collect; Bob seconded; unanimously approved.

MEETING ADJOURNED at 8:44pm

NEXT BOARD MEETING: February 21, 2023

Respectfully submitted by Secretary, Derek Barton