



**CCCHA Board of Directors Meeting**  
**MAY 16, 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, Tamir Nadborny, Mike Quinn, Bruce Russell, Allyson Saunders, Jane Wishon

**ABSENT:** Lawrence Grey, Steve Shpilsky, Oksana Volod

**MINUTES** of April 18, 2023: Bob moved to approve; Irene seconded; unanimously approved.

**GUEST(s):** none.

**PRESIDENT'S REPORT:** 1) The mansion tax has two lawsuits against it to have it reversed. 2) The alfresco dining plan has been approved, so outdoor dining should be a permanent fixture in Los Angeles. 3) The Board has been asked by the Westwood Homeowners Association to author a letter regarding a plan to build a 5-story apartment building on the corner of Pico & Veteran. They are not opposed to it, just don't want it that high. Board agreed to support them.

**TREASURER'S REPORT:** Irene reported that there are people still not paying their HOA dues. Finance Committee is trying to get Ross Morgan, our management company, to be more diligent in mailing and emailing invoices more than once, marked with our CCCHA logo, including on the envelopes, making it clear what the invoices are for.

**FINANCE COMMITTEE REPORT:** Mike reported that our investment portfolio went up last month. The equities portion is at 46%, slightly over target of 45%, so we are looking good.

**SAFETY COMMITTEE:** 1) Tamir talked about the "Board up Service" for homeowners who need broken windows or glass doors boarded up. 2) Alexis reported that a homeowner on Cavendish was victim of credit card fraud. Within minutes of receiving a FedEx envelope, she had an individual at her front door looking around as she was opening the envelope. The envelope contained a new credit card under her name she had never ordered. She called our security company who found him on Earlmart with some FedEx envelopes in his hands. Our security officer handcuffed him, put him in the back of his car, and waited for LAPD to arrive. 3) Report of a stolen KIA car on Danalda Drive.

**ARCHITECTURE COMMITTEE:** Allyson reported that new construction has slowed down in the last month.

**LEGAL COMMITTEE.** Allyson reported that for those homeowners who haven't paid their HOA dues in years, we will start taking them to small claims court once we have ensured second invoicing with Ross Morgan.

**TRAFFIC COMMITTEE:** Jane reported that speed humps for all of CD5 will be available in the Fall.

**COMMUNICATIONS COMMITTEE:** Nothing new to report.

**GREEN COMMITTEE:** 1) Alexis reported on the new food items we are now able to put in our green trash bins. 2) He also reported on the new free composting tubs available for pickup by appointment on LASAN's scheduling system at [www.lacitysan.org/organics](http://www.lacitysan.org/organics) to dispose of food items in our yards or green trash bins ( these tubs are available on Amazon with a charcoal filter that helps eliminate odors).

**FILMING COMMITTEE:** 1) Derek reported that we still have had no new filming since March 11<sup>th</sup> due to the entertainment industry pulling back on the number of shows going forward. And things have come to a halt since the Writer's Strike. Still at \$4,500 in filming revenue to date.

**BLOCK PARTY COMMITTEE:** Nothing to report. Still planning our annual event this October.

**WNC REPORT:** 1) Jane reiterated that the proposed 5-story apartment building on the corner of Pico and Veteran will have too many units to make it harmonious with parking and traffic in that area. WNC is okay with the 21 units that are allowed there, but not with the additional entitlements they are asking for. 2) The LAPD Pacific Division was able to round up and arrest the group who were responsible for breaking into the many homes on the West Side. 3) City & County are going through the budgeting process. An arduous task to say the least. Money is being ramped up to build housing for the homeless to get them off the street. Mental Health beds will be a part of the solution. 4) Alternatives to incarceration are being looked at since we have more people in our LA County jails than any other similar size municipality in the world. The theory is, if incarceration makes us safe, then we should be the safest county anywhere. We need alternatives. 5) Money will also be allocated to handle responses dealing with people who have mental health issues. 6) Pick Pico is coming up in the WNC area with free giveaways. Booths with elected officers will have reps on hand. A chance to spread good will and unite our neighborhoods. • For more information on the Westside Neighborhood Council, go to [www.WNCLA.org](http://www.WNCLA.org) (available through our CCCHA website as well).

**CD-5 REPORT:** Derek reported that the next CD-5 Association of HOAs meeting will have City Attorney Hydee Feldstein-Soto in the hot seat, interviewed by Association president Marcia Selz. Some CD-5 HOA liaisons will be there in person and the rest on Zoom June 3<sup>rd</sup>.

**RECOGNITION:** 1) Station 43 for the great response time and work they do when a homeowner calls 911.

**OLD BUSINESS:** (none)

**NEW BUSINESS:** (Rezoning LA) Jane reported on what's called the "Housing Element." Our council member is opposed to "upzoning" in single family neighborhoods. Instead of developing 5-story apartment buildings on a single family residential lot in our HOA, there are more appropriate places, like next to the 405 Freeway. Jane made a motion to let Allyson and Mike search for an attorney who specializes in this area to advise us on whether we can avoid upzoning in our HOA. Derek seconded. Board approved unanimously.

**MEETING ADJOURNED** at 8:28pm

**NEXT BOARD MEETING:** June 20, 2023

Respectfully submitted by Secretary, Derek Barton