



CCCHA Board of Directors Meeting

July 18, 2023

Called to order at 7:05pm. Meeting was held via Zoom.

PRESENT: Derek Barton, Marilyn Braunstein, Jerry Davison, Lawrence Grey, Bob Guerin, Mike Quinn, Bruce Russell, Allyson Saunders, Jane Wishon

ABSENT: Irene Kitamura, Alexis Dumortier, Tamir Nadborny, Steve Shpilsky, Oksana Volod

MINUTES of June 20, 2023: Lawrence moved to approve; Mike seconded; unanimously approved.

GUEST(s): none.

PRESIDENT'S REPORT: Allyson reiterated the importance of letting her know in a timely manner if members can make the monthly Board Meetings to determine whether we will have a quorum.

TREASURER'S & FINANCE COMMITTEE REPORT: Mike asked if there were any questions to the monthly financials that he sent out to the Board earlier. There were none. • Investments remain in balance, after a 2.82% rise from last month. • Our relationship with the business manager of Ross Morgan is not good. The service level at times has not met our expectations. The committee is very frustrated with the whole relationship, so they have recommended that we explore alternative options, including reaching out to a bookkeeper whom they were impressed with previously before choosing to go with Ross Morgan because of their size and experience in HOA management. The committee will report back to the Board on their progress. Board members were in favor.

SAFETY COMMITTEE: An out-of-area woman called her CCCHA homeowner friend saying that she was being followed by a man in a van near Vons. The homeowner told her to drive directly to her house here in our HOA, where our resident had alerted our security company APS to meet her. Upon sighting APS at the resident's home, the van took off. Mission accomplished.

ARCHITECTURE COMMITTEE: Allyson reported that new construction is still slow. One developer has three properties that are gearing up to build. The committee is still encouraging new designs so that we don't have a cookie cutter effect among all new houses.

LEGAL COMMITTEE. Reported on advice from outside counsel re likelihood of our CC&Rs standing up to the "up zoning" high density housing proposal in our community.

TRAFFIC COMMITTEE: Nothing new to report.

COMMUNICATIONS COMMITTEE: Nothing new to report.

GREEN COMMITTEE: Nothing to report.

FILMING COMMITTEE: Derek reported that we have had no new filming since March 11th 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 and now the Actor's Strike. Filming revenue to date remains at \$4,500.

BLOCK PARTY COMMITTEE: Derek reported that Allyson has been reaching out to our sponsors and securing them for our October 22nd party. Since Ben Lee as well as the Results Real Estate Group no longer want to sponsor our Block Party, Allyson has found a new sponsor this year, Jonathan Pearson from Douglas Ellison Real Estate, who is looking forward to sponsoring our Block Party. Following a request from a homeowner, discussion ensued once again on combining our Blood Drive with the Block Party. Bob moved that we don't combine the two. Jerry seconded. Eight voted with the motion. One against. • Derek asked if there was any charity that we wanted to align with at the Block Party. Castle Heights school was recommended. The Board agreed to give them a booth and a Halloween themed idea of having a candy jar full of Candy Corn with a suggested donation and whoever guesses the number of Candy Corns or the closest to it, gets a chance to win one of the prizes, i.e.: Apple iPad, Apple Watch, tennis racket, etc. Allyson reported that a homeowner had asked for a donation to Castle Heights. Jane moved to donate \$2,500. Marilyn seconded. 6 yeas. Two nays. One abstention.

WNC REPORT: Jane reported on the Housing Element. She and Allyson have been working with other HOA activists all around CD5 to submit changes to the Housing proposal that could affect many single-family neighborhoods. The current up zoning map could affect 2/3 of our CCCHA. Jane & Allyson produced a map with alternatives that endeavor to avoid up zoning in our HOA but would up zone the area that is South of National, encouraging some high-density mixed use where the Vons shopping center is. It is still unclear if our CC&Rs will stand up to the up zoning in our HOA, but other cases have shown that the rules and deeds of an HOA remain intact with up zoning. • Karen Bass seems to be doing a good job getting the homeless off the streets not for the short term, but for the long term.

CD-5 REPORT: Nothing new to report.

RECOGNITION: 1) Irene for securing The Griffin Club for our CCCHA Annual Meeting in September. 2) Allyson for securing sponsors for our 2023 Block Party in October.

OLD BUSINESS: 1) Rezoning LA – (See WNC report) 2) Annual meeting: dates were discussed for September between Wednesday September 20th or Thursday September 21st. These are the dates that the Griffin Club had available. Derek moved to have our meeting Thursday the 21st. Jerry seconded. Unanimously passed. The meeting will be a hybrid, in-person meeting and via Zoom. Griffin Club is donating the room. We will pay for drinks and snacks.

NEW BUSINESS: None.

MEETING ADJOURNED at 8:22pm

NEXT BOARD MEETING: August 15, 2023

Respectfully submitted by Secretary, Derek Barton