



## CCCHA Board of Directors Meeting

June 20, 2023

Called to order at 7:06pm. Meeting was held via Zoom.

**PRESENT:** Derek Barton, Jerry Davison, Lawrence Grey, Irene Kitamura, Mike Quinn, Bruce Russell, Allyson Saunders, Steve Shpilsky, Oksana Volod

**ABSENT:** Marilyn Braunstein, Alexis Dumortier, Bob Guerin, Tamir Nadborny, Jane Wishon

**MINUTES** of May 16, 2023: Jerry moved to approve; Mike seconded; unanimously approved.

**GUEST(s):** none.

**PRESIDENT'S REPORT:** 1) Mortgage rates are up and so are our home values. All the added stores/restaurants in the Century City Mall are helping home values as well. 2) Lawsuits have been brought challenging the new mansion tax. 3) The new Google offices on Pico/Westwood Blvd. look like they may start filling up with employees soon.

**TREASURER'S REPORT:** Irene reported that we have received a few more HOA payments from our fellow homeowners. Around 41 people out of 407 in the CCCHA still haven't paid. Board agreed that Ross Morgan needs to send a 2<sup>nd</sup> dues notice after 30 days of the first one, not 90 days per their suggestion. And we would like a 3<sup>rd</sup> dues notice 30 days after the 2<sup>nd</sup> one. Allyson to send an email blast to members of our HOA to remind them to pay their dues.

**FINANCE COMMITTEE REPORT:** Mike reported that our investment portfolio is fine. Allocations are at 46% stocks, 28% bonds, 26% cash, so we are on track.

**SAFETY COMMITTEE:** 1) Alexis reported to Allyson that on May 19<sup>th</sup> a man was spotted jumping the fence of a construction site on Cavendish. Two of our APS patrols responded and found a homeless man in the Porta-Potty. The man claimed he had an "urgent need;" APS escorted him out of our neighborhood. 2) Also on Cavendish, a 2022 Audi eTron was stolen. LAPD recovered it 2 days later. 3) A few items were stolen from an Aston Martin that was left unlocked on Cavendish. 4) Outside of our HOA on Gira Way, homeowners left their home on an emergency and forgot to set their alarm and were burglarized in their absence.

**ARCHITECTURE COMMITTEE:** Allyson reported that new construction is still slow. More remodels are in the works.

**LEGAL COMMITTEE.** Looking for advice from experts to see if of our CC&Rs will stand 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 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. Lawrence reported that Labor Day seems to be the date talked about for the Writer's Strike to be settled.

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

**WNC REPORT:** No report.

**CD-5 REPORT:** Derek reported that the CD-5 Association of HOAs met with City Attorney Hydee Feldstein-Soto on June 3rd. She was interviewed by Association President Marcia Selz. Some CD-5 HOA liaisons were there in person and the rest were on Zoom. She was well received and answered all questions thrown at her.

**RECOGNITION:** None.

**OLD BUSINESS:** Rezoning LA. Allyson and Jane are working with a group of other HOAs to try and identify other locations than in our single family CCCHA to satisfy the City's up-zoning housing needs. City Council would like to hear from us on our objections.

**NEW BUSINESS:** Planning for Annual Meeting was addressed. Irene, Derek, Allyson, and Lawrence to be on the Annual Meeting Committee. Proposed dates were Wednesday September 20th and Thursday September 21st. After discussion, it was agreed that a hybrid meeting, i.e., Zoom and in-person, would be best. Allyson moved for the committee to explore dates and pricing both at Vista Del Mar and the Griffin Club, with Irene volunteering to check on the availability of the Griffin Club. Jerry seconded the motion. Approved unanimously.

**MEETING ADJOURNED** at 7:59pm

**NEXT BOARD MEETING:** July 18, 2023

Respectfully submitted by Secretary, Derek Barton