



## CCCHA Board of Directors Meeting

September 19, 2023

Called to order at 7:02pm. Meeting was held via Zoom.

**PRESENT:** Marilyn Braunstein, Jerry Davison, Alexis Dumortier, Lawrence Grey, Bob Guerin, Irene Kitamura, Mike Quinn, Bruce Russell, Allyson Saunders, Steve Shpilsky, Jane Wishon.

**ABSENT:** Derek Barton, Tamir Nadborny, Oksana Volod,

**MINUTES** of August 15, 2023: Jerry moved, Marilyn seconded, unanimously approved, as amended.

**GUESTS:** (None)

**PRESIDENT'S REPORT:** Allyson asked the Board for a few volunteers to check people in at our Annual Meeting on Thursday September 21<sup>st</sup>. Irene & Alexis volunteered. • Allyson and Jane were on a Zoom for the Housing Element as they are still trying to get the Planning Dept and the City Council to consider our proposal for an alternate to the current plan for upzoning rather than in single-family neighborhoods such as our HOA.

**TREASURER'S REPORT:** Irene reported that 4 to 5 more people paid the HOA dues from last meeting. About 30 homeowners have yet to pay this year. • Allyson added that APS would like to be paid in a timelier manner. She has reached out to Ross Morgan addressing their request.

**FINANCE COMMITTEE REPORT:** Mike reported that we are still pursuing leads for another management company since we are still not satisfied with Ross Morgan. • The investment account is in fine shape per the financial statements that Mike sent to the Board. The committee discussed investments, which were down a little over 1%. Stocks are still at 47%, which is close to what the Board has approved previously. Committee still reviewing all avenues to do what's best for our CCCHA.

**SAFETY COMMITTEE:** Alexis reported a break-in on Queensbury. • A mailman's truck was broken into on Cavendish. • APS and LAPD were searching for a missing teenager who lives on Danalda. She was eventually found by LAPD who drove her back home. • Steve reported witnessing a physical and verbal altercation between a multiple dog walker and a homeowner on Patricia, both blaming the other for stealing dogs and selling them. Eventually someone called the police who arrived on Patricia, but both women were gone.

**ARCHITECTURE COMMITTEE:** Allyson reported that she is anticipating getting plans and fees for construction from a couple of houses on Earlmarr, but besides those not much construction going on in our HOA.

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

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

**LEGAL COMMITTEE.** Nothing new to report.

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

**FILMING COMMITTEE:** Derek had sent out the filming report for our CCCHA. We had another commercial shoot on Stellbar Place bringing our year-to-date filming revenue to \$6,000. This number is low due to the Writers' and Actors' strikes. Word is that the Writers' strike may be over soon.

**BLOCK PARTY COMMITTEE:** Allyson reported for Derek that this year's Block Party is coming together well so far with new food offerings like an assortment of pizzas coming from the California Pizza Kitchen Truck, sponsored by our Diamond Sponsor, Cory Holtzman Real Estate, and the Kogi BBQ Truck from our new Gold Sponsor realtor Jonathan Pearson with Douglas Elliman. Allyson mentioned how important it is for our Board Members to show up to our Annual Meeting and the Block Party so that our fellow homeowners in our HOA can meet us and vice versa. These are only two days out of the year that she feels our attendance should be mandatory for both of these important events. And since we have lost two Board members, these two events are a perfect time to recruit new Board members to replace them.

**WNC REPORT:** Jane reported on the Transition Housing development on Midvale and Pico, which currently is an under-utilized parking lot. These would be individual small units to get people off the street and into these apartments. Concerns obviously about how this would affect nearby businesses and the houses in that area. • Jane urged the Board and our homeowners to send an email to our Council person and Mayor reiterating our position that we do not want upzoning in our HOA. There is considerable concern that our Planning Commission is not listening to constituents because they believe they know better since they are "professional" planners. Allyson asked that Jane talk about the upzoning issue at our Annual Meeting where our fellow homeowners will be in attendance, as will our Councilmember, Katy Yaroslavsky.

**CD-5 REPORT:** Nothing new to report.

**RECOGNITION:** Allyson recognized Marilyn at this her last Board Meeting before moving to Austin. • Irene recognized Allyson for all her hard work on everything, including the upcoming Annual Meeting and the Block Party.

**OLD BUSINESS:** Allyson reminded the Board about our hybrid Annual Meeting, both in person and via Zoom, on September 21<sup>st</sup> at the Griffin Club, where Mike will explain our finances, we will remind people to pay their dues, we will talk about the Block Party, our lead officer Chris Baker will talk about crime and safety in our community, and where our Councilperson will speak to us via Zoom and we will have an opportunity to relay our concerns to Katy about upzoning, and we will ask our fellow neighbors who have the same passion to keep our neighborhood safe and retain our home values through our CC&Rs to join our Board and our committees.

**NEW BUSINESS:** None.

**MEETING ADJOURNED** at 8:55pm

**NEXT BOARD MEETING:** October 17, 2023

Respectfully submitted by Secretary, Derek Barton