



CCCHA Board of Directors Meeting
November 21, 2023
Rescheduled to December 5, 2023 Due to Power Outage

Called to order at 7:04pm. Meeting was held via Zoom.

PRESENT: Derek Barton, Jerry Davison, Alexis Dumortier, Irene Kitamura, Tamir Nadborny, Mike Quinn, Allyson Saunders.

ABSENT: Lawrence Grey, Bob Guerin, Graham Larson, Steve Shpilsky, Jane Wishon

MINUTES of October 2023: Jerry moved, Mike seconded, unanimously approved.

PRESIDENT'S REPORT: Allyson thanked everyone for rescheduling the meeting since we had a power failure in the neighborhood on the date of our November Board Meeting. • Bruce Russell has stepped down from the Board due to health issues. We wish him well. • Our Block Party in October was a huge success having been put on hold since the Covid pandemic. More details in Derek's report later. • The City of LA has initiated a pavement maintenance program and will start a Micro Grind then an Asphalt Rubber Chip Seal, or slurry, on certain streets in our HOA. • We had our Quarterly CD5 Meeting, and the Guest was the Mayor of Los Angeles, Karen Bass. She brought us up to date on various projects like the homeless and the 10 freeway being restored. • Castle Heights Elementary School has finally put up our CCCHA banner showing our support for our neighborhood school.

TREASURER'S REPORT: Irene reported that if everyone in our HOA paid their dues, we wouldn't have a deficit. We are in a deficit for the first time because expenses have gone up dramatically, architectural review fees are down, and our Filming revenue since Covid and the Writers & Actors strike has dropped substantially.

FINANCE COMMITTEE REPORT: Mike reported that the committee had a robust meeting. They did a monthly review of the financials, and everything seemed to be in order. Did a monthly review of our investment account, as of October 31st, the balance was \$469,362, down 8.73% year-to-date. Mike feels that it has recovered in November. Stocks are at 51%. Bonds at 30%. Cash 19%. Discussion on looking for a better interest rate on our Cash investment account at Wells Fargo. • Committee not recommending an increase in Dues for another year. If we continue to draw down our reserves on our deficits, then they will recommend raising our HOA dues. • Irene was tasked with drafting a budget for 2024. Members of the committee made some minor changes to the budget. Ready for Board to approve. • Discussed replacing Ross Morgan, our management company. Allyson and Mike interviewed a very strong replacement. Mike is going to draft an offer to this person and once things are negotiated, will give it to the Board for approval. Deadline to give Ross Morgan a termination letter before our year contract is up, is February 1, 2024. Mike asked for authorization to ask Ross Morgan for an early termination. Derek moved, Tamir seconded, unanimously approved.

SAFETY COMMITTEE: Tamir and Alexis have noticed a slight uptick on crimes around the neighborhood, maybe due to the holidays: Our safety patrol escorted a transient out of our

neighborhood. • Few cars broken into. • A break-in to a house under construction on Cavendish. • Burglary on Rossbury on November 27. • Burglary on November 28 on McConnell & Dannyhill. • Communicating between homeowners and to APS, and to keep an eye out for suspicious cars and people, as well as having Block Captains is highly recommended to help reduce crimes. • Tamir asked for permission to give \$100 to \$200 each to the 5 or 6 security patrol officers as an end of the year bonus. Allyson moved, Derek seconded, approved unanimously.

ARCHITECTURE COMMITTEE: Allyson reported that she is expecting fees and plans for two houses on Earlmarr. Construction still slow. • Discussion on adding to our building guidelines that the external tankless water heaters should not be visible above the gate or fence line.

TRAFFIC COMMITTEE: No report.

COMMUNICATIONS COMMITTEE: Derek reported that the website is up to date and the Board Roster has been updated and was distributed to all Board members.

LEGAL COMMITTEE. Nothing to report.

GREEN COMMITTEE: Alexis talked to Vicki Curry at FOX Studios who said she would help get us some trees similar to the program they initiated in Old Cheviot. We need to identify which parkways need trees, then get sign off from homeowners for permits.

FILMING COMMITTEE: Derek reported that our year-to-date filming revenue is \$10,000. This number is low due to the Writers' and Actors' strikes.

BLOCK PARTY COMMITTEE: Derek will report in Old Business.

WNC REPORT: No report.

CD-5 REPORT: Derek reported that the CD5 Coalition of Homeowners Associations had their quarterly meeting on Saturday November 18th. Guest was LA Mayor Karen Bass. Allyson participated in person along with many other HOA Presidents. Derek & other reps from the 60 HOAs in CD5 were on Zoom. Overall, everyone seemed pleased with Karen's progress so far.

RECOGNITION: Derek recognized Jerry, Tamir, Alexis, Lawrence, Irene, Bob, and Steve for manning the sign-in table at the Block Party. • Derek also recognized Marcia Selz for her leadership of the CD5 Coalition of Homeowners Association, and for being an IDF reserve and helping Israel in their fight with Hamas. • Alexis recognized Derek for his job as Chairman of the Block Party.

OLD BUSINESS: 1) Block Party download: Derek reported and shared a spreadsheet that showed that all our generous sponsorships helped pay for the entire party this year. This was a record. The overwhelming feedback from our fellow homeowners was that this party was our best ever. Even our Councilperson, Kate Yaroslavsky enjoyed herself and said next year she would bring her kids.

NEW BUSINESS: 1) Bookkeeper; already approved in Finance report. 2) Budget for 2024: Allyson moved to adopt the budget, Derek seconded, unanimously approved.

MEETING ADJOURNED at 8:32pm

NEXT BOARD MEETING: January 16, 2024

Respectfully submitted by Secretary, Derek Barton