



CCCHA Board of Directors Meeting

October 17, 2023

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

PRESENT: Derek Barton, Jerry Davison, Alexis Dumortier, Lawrence Grey, Bob Guerin, Irene Kitamura, Graham Larson, Tamir Nadborny, Bruce Russell, Allyson Saunders, Steve Shpilsky.

ABSENT: Mike Quinn, Jane Wishon

MINUTES of September 19, 2023: Jerry moved, Irene seconded, unanimously approved.

PRESIDENT'S REPORT: Allyson welcomed new Board Member Graham Larson. Each member of the Board took a few moments to introduce themselves. Graham did the same and acknowledged his wife and children. • Allyson mentioned that she was pleased with our Annual CCCHA Meeting, held September 21st at the Griffin Club. It was our first hybrid meeting since the pandemic with about 22 people in person, and about the same number of people at home on Zoom. It was nice seeing people in person again. Our fellow homeowners got to hear from our Councilperson Katy Yaroslavsky, as well as a good report from our Senior Lead Officer Chris Baker on the relatively low crime in our HOA thanks to the Board for hiring Vernon Rosario and his security patrols and to the Safety Committee who communicates regularly with them. • Allyson reiterated how important it is for all Board Members to be at our two biggest events of the year, our Annual Membership Meeting, and our Annual Block Party.

TREASURER'S REPORT: Irene reported that four more people paid their HOA Dues from last meeting thanks to Allyson reaching out to a number of homeowners whose dues have been in arrears for the last year or longer. The four people who paid hadn't realized they owed money and gladly brought their Dues current. For those other homeowners who refuse to pay their mandatory CCCHA dues, the Board still plans to take them to Small Claims court. These people don't mind us spending \$9k a month for security patrols to keep our neighborhood safe, but don't want to pay \$200 a year in Dues to help support that good cause.

FINANCE COMMITTEE REPORT: Since Mike was out of the country, Allyson sent out the financial reports. She reported that we had to dip into the reserves to get us through the end of the year. Our budget shows a deficit, but our investments have stayed within the confines of what our plan was for our asset allocations. • Allyson has identified a potential replacement for Ross Morgan, who will be interviewed when Mike returns.

SAFETY COMMITTEE: Alexis reported that a BMW was stolen on Rossbury. Owner believes she left the car unlocked. Fortunately, the car was recovered on the same day. • A car on Earlmarr had the driver side window smashed. Since there was nothing in the car, nothing was stolen. • Electric scooter in front of a house on Philo was stolen. • An aggressive homeless man on Philo was escorted out of our neighborhood by our security patrol.

ARCHITECTURE COMMITTEE: Allyson reported that she has received plans for a full remodel on Woodbine. It's a good and different design while appearing compliant with our CC&Rs.

TRAFFIC COMMITTEE: No report.

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

LEGAL COMMITTEE. Nothing to report.

GREEN COMMITTEE: Tamir discussed a potential new committee member who could be a great asset to the group. • Tamir also said we should reach out to FOX who has been planting trees for free in Old Cheviot. Derek mentioned that both he and Allyson have talked to FOX about this project and that they were receptive.

FILMING COMMITTEE: Derek reported that we had two more film shoots, one on Stellbar and the other on Woodbine, bringing our year-to-date filming revenue to \$9,000. This number is low due to the Writers' and Actors' strikes.

BLOCK PARTY COMMITTEE: Derek reported that the committee has done better than ever securing both cash and in-kind donations from our generous sponsors to cover costs of our annual block party, resuming for the first time since the pandemic.

WNC REPORT: In Jane's absence, Allyson reported that the Midvale project is moving forward. Our Councilperson Katy Yaroslavsky is looking for alternative sites. • Regarding the Housing Element, all the HOAs have put in their new maps showing alternative places to upzone other than single family neighborhoods such as ours.

CD-5 REPORT: Derek reported that the CD5 Coalition of Homeowners Associations will have their quarterly meeting on Saturday November 18th. Guest will be LA Mayor Karen Bass.

RECOGNITION: Allyson recognized Irene for securing the Griffin Club for our Annual Meeting. • Lawrence recognized Derek for his work as Film Liaison as well as how he handled the FOX sponsorship for the Block Party. • Derek recognized the following Board Members for helping Allyson and him distribute the Block Party flyers to their 407 fellow homeowners: Tamir, Graham, Steve, Alexis, Jane, and Irene. • Irene recognized Allyson and Derek for getting all the major Block Party sponsors and for doing most of the work.

OLD BUSINESS: None.

NEW BUSINESS: Board Officers were elected to remain in their current positions: Allyson as President; Jane as Vice President; Derek as Secretary; Irene as Treasurer. Allyson reiterated that although she appreciates the Board's confidence, this will be her 10th year as President and would like someone new to step up to our Board to take the baton from her and from our other officers who have gone above and beyond their time.

MEETING ADJOURNED at 8:22pm

NEXT BOARD MEETING: November 21, 2023

Respectfully submitted by Secretary, Derek Barton