



CCCHA Board of Directors Meeting

January 16, 2024

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

PRESENT: Derek Barton, Alexis Dumortier, Lawrence Grey, Bob Guerin, Graham Larson, Irene Kitamura, Tamir Nadborny, Mike Quinn, Allyson Saunders.

ABSENT: Jerry Davison, Steve Shpilsky, Jane Wishon

MINUTES of January 16, 2024: Bob moved, Irene seconded, unanimously approved.

PRESIDENT'S REPORT: Allyson reported that our Bylaws say if a Board Member misses two consecutive monthly meetings, they can be removed. Traditionally, we have extended that to three because we like and respect each other and want to keep the Board together. The most important thing is that we have a quorum so the meetings can take place. Allyson asked the Board to please respond each month by the deadline she notes on her monthly email with the agenda. • Road maintenance continues in our HOA with streets being scraped and resurfaced.

TREASURER'S REPORT: Irene reported that three people paid dues in November and December 2023.

FINANCE COMMITTEE REPORT: Mike reported that we received the brokerage statement from Wells Fargo. December and November were very good months. Our reserves are back up to \$515,000. 1.6% increase for the year. Investments: Stocks are at 52%. Bonds at 30%. Cash 18%. • A contract has been submitted to a qualified bookkeeper in Las Vegas to replace Ross Morgan. Once the contract is signed and Yvette is up to speed, Mike will terminate Ross Morgan by February 1st per our agreement with them.

SAFETY COMMITTEE: Alexis reported that he and Tamir handed out \$550 in Christmas bonuses to our Security Patrol Guards. They were very appreciative. • Evening burglary on Barbydell. Homeowners did not have any outside or inside lights on. Their alarm system was on, but it malfunctioned. • Criminals are driving into our neighborhood with nicer cars as to not look suspicious. • Security is the #1 important matter to our CCCHA, including those homeowners who do not pay their mandatory dues. Derek asked for the exact number of our HOA members who do not pay any dues. Board asked the Safety Committee to find out from Vernon what more we can do to continue to keep our HOA the safest neighborhood in Los Angeles.

ARCHITECTURE COMMITTEE: Allyson reported that the committee continues to encourage developers to be more creative in their designs and colors (something other than all white) while still maintaining the harmonious look to our neighborhood.

TRAFFIC COMMITTEE: With the new surfacing of streets, and around the roundabout, the city will come back out and restore the bollards, striping, & street signage.

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. Graham accepted Derek's request to be on his Filming Committee and Allyson's request to be on her Architectural Committee. As Secretary taking minutes for every meeting, Derek said it is so apparent how many important topics the Board discusses each month that benefit the CCCHA and CD5. He thanked the members of the Board for all their generous volunteer work.

LEGAL COMMITTEE. Nothing to report.

GREEN COMMITTEE: Alexis walked the streets of our HOA to identify for FOX Studios which parkways need trees. The challenge is making sure all trees planted do not interfere with any gas and water pipes. Alexis noticed that some existing trees are too close to gas meters, water pipes and driveways. Once the survey is completed to see how many trees we need, the next process is to reach out to our fellow homeowners to get their approval for this beautification effort. Then we will need the city inspector's approval on the type of trees and where they will be planted on the parkways.

FILMING COMMITTEE: Derek reported that our filming revenue for the year 2023 was only \$10,000. That record low was due to the Writers' and Actors' strikes, which resulted in Film Production around Los Angeles County being down 91%. Lawrence reported that filming will most likely ramp up in the Summer, but likely with less production of TV shows and movies than in the past while they figure out what people's viewing habits are. • Tamir reminded us that our HOA dues do not cover the entire cost of our Safety Patrols, but thankfully the Filming Revenue has made up for it in the past. With that in mind, Lawrence suggested we reach out to location managers and line producers to let them know we are a "Film Friendly" neighborhood. His suggestion was well received so Derek made a motion that the CCCHA Filming Committee be authorized to let the appropriate people in the entertainment industry know that the CCCHA is a "Film Friendly" neighborhood. Lawrence seconded. Motion passed unanimously.

BLOCK PARTY COMMITTEE: Derek reported that he and Allyson went to Erewhon in Culver City to ask if they would consider being a sponsor for this year's Block Party in October. They are open to it and will review our materials and sponsorship levels.

WNC REPORT: No report.

CD-5 REPORT: No report.

RECOGNITION: Tamir recognized Alexis for his passionate and dedicated work on the Safety Committee.

OLD BUSINESS: 1) New Bookkeeper. Discussed during Financial Report.

NEW BUSINESS: 1) Jerry asked for a leave of absence since he will miss three consecutive monthly meetings due to a revised work schedule. The Board unanimously agreed to keep him on and to do their best to ensure we had a quorum for the next three months in his absence.

MEETING ADJOURNED at 8:26pm

NEXT BOARD MEETING: February 20, 2024

Respectfully submitted by Secretary, Derek Barton