



## CCCHA Board of Directors Meeting May 21, 2024

Called to order at 7:05pm by President Allyson Saunders. Meeting was held via Zoom.

**PRESENT:** Derek Barton, Jerry Davison, Bob Guerin, Irene Kitamura, Graham Larson, Mike Quinn, Allyson Saunders, Steve Shpilsky.

**ABSENT:** Alexis Dumortier, Lawrence Grey, Tamir Nadborny, Jane Wishon.

**GUEST:** Alexandra Conrad

**MINUTES** of April 16, 2024: Bob moved, Mike seconded, unanimously approved.

**PRESIDENT'S REPORT:** Allyson welcomed Alexandra Conrad to the meeting who has volunteered to be a Board Member. At the end of the meeting the Board will vote on her inclusion. • Allyson reported on “**Pick Pico**,” which was held on Sunday May 19th. A record crowd with many new businesses there in the Chase Bank parking lot. • Allyson reminded everyone that the **FOX Studio Lot** has invited the CCCHA Board to their New York Street Celebration on Thursday May 30<sup>th</sup> from 6pm to 8pm. More to learn about “**FOX Future**.” • The upcoming **Senior Homeless Transitional Housing facility on Shelby and National**, partially state funded, is getting complaints from many of our fellow homeowners about property values and safety in our neighborhood. Vernon Rosado of APS, our security company, is going to bid on the security contract. • Allyson reported that there are **streetlights out in our neighborhood**, which will take 45 to 90 days to fix. Currently, there are 25,000 streetlights around Los Angeles that need repair. • Allyson and Derek went to visit the home of former **Board Member Bruce Russell** who passed away. They met with his son, Patrick. Patrick appreciated the Board's condolences and offer to donate something in honor of his father. Patrick will meet with his sisters to discuss it and will get back to us. • Allyson's email to our homeowners regarding **paying their mandatory HOA Dues** or we will take them to small claims court has inspired many to pay their Dues, including those who have not paid in years. Some of our CCCHA homeowners want to increase our Dues and get additional security for our neighborhood. • **Annual Meeting Dates** were discussed as well as **Presidential duties** when Allyson steps down after 10 years of serving as President.

**TREASURER'S REPORT:** Irene reported that as of today we have had 202 people pay their Dues in the last couple of months.

**FINANCE COMMITTEE REPORT:** Mike reported that our new collection system has been working well. Committee is still happy with Yvette, our new accountant. • Investment report: Reserves are around \$500,000. Stocks are 53%. All is on track.

**SAFETY COMMITTEE:** Allyson reported that she reached out to Vernon per the Board's direction to have his three APS patrol cars moved from Medill Place, which is not a street in our neighborhood nor are the cars visible as a deterrent. She requested that he move them to more visible streets in our HOA like Cheviot Dr. between Earlmor and Cavendish, the roundabout at

Queensbury, Earlmor & Patricia, or Club near Giral Way, which Alexandra agreed was a good place as there have been some break-ins in the area as well as young people often hanging out there creating disturbances. Vernon agreed to the move. Derek mentioned that he spoke to Marco who was patrolling our neighborhood and reiterated the same request and said that if all 3 patrol cars need to be parked on the same street, then park them all on the North side of Cheviot between Earlmor and Cavendish, which is one of the main streets coming in and out of our neighborhood.

**ARCHITECTURE COMMITTEE:** nothing new to report.

**TRAFFIC COMMITTEE:** Alexandra asked if speed bumps could be implemented on Club Drive since cars race by her and her neighbors' homes. Allyson acknowledged the same problem on other streets in the HOA and agreed to notify her the next time the "window" opens for applications for speed bumps.

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

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

**GREEN COMMITTEE:** Allyson mentioned that FOX Studio Lot has generously assisted in the planting of new trees on the South side of Pico near Rancho Park Golf Course.

**FILMING COMMITTEE:** Derek brought Alexandra up to speed on how our CCCHA deals with the filming of television series and commercials in our HOA since we live in the entertainment capital of the world. He reported that there has been no new filming this past month. We are still at \$2,000 in revenue year to date.

**BLOCK PARTY COMMITTEE:** Derek talked to Rory Posin of RESULTS Real Estate Group about re-scheduling his Block Party to a date further from ours. The CCCHA established its Block Party in October over many years. Rory was a part of ours for a number of those years but now has established his own Block Party in September, creating a lot of confusion and marketing overlap. Rory will look into it.

**WNC REPORT:** Nobody knows if the space where Rite-Aid was located in the Vons shopping center has been leased.

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

**RECOGNITION:** Derek recognized Alexandra for wanting to help our HOA as a Board Member.

**OLD BUSINESS:** Proposed Annual Meeting dates: Either Sept 19<sup>th</sup> or Sept 26<sup>th</sup>.

**NEW BUSINESS:** Irene moved to approve Alexandra Conrad as a Board Member. Mike seconded. Unanimously approved. Alexandra was also approved as a member of the Architectural Committee to replace John Carlisle who moved out of our neighborhood.

**MEETING ADJOURNED** at 7:55pm.

**NEXT BOARD MEETING:** June 18, 2024

Respectfully submitted by Derek Barton, Secretary