



CCCHA Board of Directors Meeting July 16, 2024 [DRAFT]

Called to order at 7:01pm by President Allyson Saunders. Meeting was held via Zoom.

PRESENT: Derek Barton, Alexandra Conrad, Jerry Davison, Alexis Dumortier, Lawrence Grey, Bob Guerin, Irene Kitamura, Graham Larson, Tamir Nadborny, Mike Quinn, Allyson Saunders, Jane Wishon.

ABSENT: Steve Shpilsky.

GUEST: Steve Arkow (homeowner)

MINUTES of June 18, 2024: Jerry moved. Irene seconded. Unanimously approved.

PRESIDENT'S REPORT: 1) Allyson thanked everyone for the great turn out and welcomed our Guest, Steven Arkow. 2) Kroger, which own Ralphs, is acquiring Vons and Pavilions and plans to close some 600+ Vons and Pavilions around the state of California, including the Pavilions on Olympic, the Sepulveda Vons, but not the Vons on National near us. No word yet on who will fill the vacant Rite Aid space next to Vons. 3) Allyson mentioned that Senior Lead Officer Chris Baker and Vernon Rosado, together with a couple of APS patrolmen, dropped by her and Derek's home for an unscheduled meeting to discuss ways to increase their visibility in our HOA. It was a good conversation. • Lawrence said he has noticed an increase in patrols recently as has Derek and Tamir. A productive Safety discussion ensued on how we as a Board can continue to work with APS and our Senior Lead Officer to do everything we can to help make our neighborhood safe. • It was agreed that what we are doing is helping deter crime, but a bigger budget with more patrols and possibly a Flock Security Camera system would improve our safety. • Putting security gates at the end of the Woodbine and Edith culs de sac have helped. Just waiting for our neighbors on the Philo cul de sac to get the City's permit to build a gate there. • Another safety tip noted is to have any or your visitors, workers, or your own cars parked in front of your house rather than neighbors. This can help you identify a stranger who may be casing your place or your neighbor's. • We have a few neighbors who have volunteered to be part of a Neighborhood Watch • Our Guest appreciated hearing everything the Board is doing to help secure our safety.

TREASURER'S REPORT: Irene reported that as of the end of June, 250 CCCHA members have paid their 2024 dues, which equals about \$50k so far. 130 are delinquent on their 2024 dues, which equals roughly \$30k. Aging balance owed is roughly \$34k. If everyone paid their mandatory HOA dues, the CCCHA would have \$103k, which helps pay for our \$110k annual cost for our Security Patrol alone.

FINANCE COMMITTEE REPORT: Mike reported that our investment account is as follows: \$518k in reserves. 54% equities, 30% in bonds, 16% in cash.

SAFETY COMMITTEE: (Discussed in President's Report)

ARCHITECTURE COMMITTEE: Allyson said that we need to put an ADU chapter together for the Building Guidelines. Alex and Graham to work together on the chapter.

TRAFFIC COMMITTEE: Allyson asked Jane to reach out to CD5 for a stop sign on Club Drive at Giral Way. Both North & South if we can.

COMMUNICATIONS COMMITTEE: Website up to date.

LEGAL COMMITTEE. Nothing new to report.

GREEN COMMITTEE: Alexis reported that he would like to get 30 to 40 new trees planted on the first wave of our parkway project. CD5, FOX and LA Forest Division helping.

FILMING COMMITTEE: Derek reported that no new filming since last month. We are still at \$5,500 in filming revenue year to date.

BLOCK PARTY COMMITTEE: Derek reported that we're nearing the time to get the City permits and reach out to our sponsors. He asked if anyone knows vendors who would be a good fit, like those at Pick Pico, to let him know. Proposed Block Party date **Sunday October 20th, 12-3pm.**

WNC REPORT: Nothing to report (Jane was on vacation during WNC's monthly meeting).

CD-5 REPORT: Nothing new to report.

RECOGNITION: Jane recognized our Guest, fellow CCCHA homeowner **Steven Arkow**, for caring about what's going on in our HOA. 2) Alexis recognized **Tamir** for gathering the important information on the Flock Safety Security Cameras for our HOA.

OLD BUSINESS: None.

NEW BUSINESS: None.

MEETING ADJOURNED at 8:45pm.

NEXT BOARD MEETING: August 20, 2024

Respectfully submitted by Derek Barton, Secretary