



CCCHA Board of Directors Meeting **September 17, 2024**

Called to order at 7:03pm by President Allyson Saunders. Meeting was held via Zoom.

PRESENT: Derek Barton, Alexandra Conrad, Jerry Davison, Alexis Dumortier, Irene Kitamura, Graham Larson, Mike Quinn, Allyson Saunders

ABSENT: Lawrence Grey, Bob Guerin, Jane Wishon.

MINUTES of August 27, 2024: Jerry moved. Mike seconded. Unanimously approved.

PRESIDENT'S REPORT: 1) A judge has put a temporary restraining order on the Pico/Midvale housing project. There is a hearing on the 25th to determine if a permanent injunction will be issued or if the TRO will be lifted. • Terraza is still a go. Plans to open in May of 2025. There is a concerned group of homeowners who have reached out to our councilwoman. Talks of legal action against it. • Annual Meeting on Monday the 23rd. Allyson asked the entire Board to be there at the Griffin Club at 6:30pm for a 7pm start. • Tamir has resigned from the Board. Allyson asked Alexis if he would step up and be the Safety Committee Chair since he was the co-chair with Tamir. Alexis said he would, and the Board approved that move unanimously.

TREASURER'S REPORT: Irene reported that out of 407 CCCHA residents, 337 members have paid their 2024 dues. 70 members owe us \$14,000 in 2024 dues. 29 people owe us a balance of \$1,000 or more. 27 people owe a total of \$70,000 in past dues. The total amount of dues owed to date is roughly \$84,000. Discussion ensued regarding taking non-dues payers to small claims court.

FINANCE COMMITTEE REPORT: Mike reported that the committee spent their last meeting discussing the raising of dues, which will be brought up in "New Business."

SAFETY COMMITTEE: Alexis reported that he attended the "Coffee with a Cop" meeting with our Senior Lead Officer Chris Baker. He said he got some good information. • Two burglaries in our neighborhood last month that our local police were aware of. One house had the alarm set and when it went off, thieves fled. The other house did not set the alarm and thieves entered the home. Both residents were not home at the time. • LAPD Metro Division is sending undercover cars to cruise our neighborhoods to catch these professional thieves. • FLOCK/Motorola cameras were discussed as a good deterrent in Cheviot Hills. • Our fellow homeowners have told Alexis they are in favor of raising our HOA dues to pay for more security. • Board discussed adding another patrol car to beef up security. Alexis made a motion to add another patrol car subject to cancellation at the Board's discretion, and a timely meeting to happen after the Annual Meeting with Vernon Rosado with APS and the new Safety Committee. Mike seconded, unanimously approved.

ARCHITECTURE COMMITTEE: Nothing new to report.

TRAFFIC COMMITTEE: Alexis reported that the LAPD has put patrol cars at the entrance of Queensbury off Manning to deter people from turning into our neighborhood against posted signs during morning hours.

COMMUNICATIONS COMMITTEE: Derek reported the website is up to date.

LEGAL COMMITTEE. Nothing new to report.

GREEN COMMITTEE: 25 people interested in getting new trees in their parkway.

FILMING COMMITTEE: Derek reported that we had no filming in our HOA last month, but we will have the FOX TV show 9-1-1 filming on Cheviot Drive near Dannyhill next Tuesday. That will bring \$2,500 in film revenue to the CCCHA.

BLOCK PARTY COMMITTEE: Derek reported that Cory Holtzman Real Estate, our Diamond Sponsor could not secure the CPK pizza truck but was happy that we secured the Habit Burger Grill Truck; we're looking for another pizza option. • Graham made a good point about the importance of the Block Party where our members have a chance to meet their fellow neighbors in a friendly venue and form a strong bond as an alliance for safety and security. Allyson agreed and said that years ago nobody was interested in forming a "Neighborhood Watch," but now with the uptick in crimes in Cheviot Hills, they are starting to volunteer. Until the Block Party was initiated 22 years ago, the majority of our fellow homeowners really didn't know who the Board Members were and what our dues covered. There was no sense of community. After 22 years of our Block Party, that has changed for the better.

WNC REPORT: No report.

CD-5 REPORT: Nothing new to report.

RECOGNITION: 1) Irene recognized Alexis for his work on the Safety Committee and now stepping up as the Chairman, as well as joining last month's Board meeting from Paris at 4am. 2) Derek recognized Allyson for all she does helping him with the Block Party, securing sponsors, obtaining city permits, securing appearances from City Officials, etc., on top of all her other tasks as President. 3) Derek recognized the Finance Committee for their input on raising the HOA dues.

OLD BUSINESS: Annual Meeting: Irene and Alexis volunteered to check people in.

NEW BUSINESS: Raising of HOA dues. Finance Committee has suggested raising the dues from \$200 to \$600 a year. This would cover core expenses and an extra patrol since filming and architectural fees have been down. This increase would still be lower than most neighboring HOAs, which charge more than \$400 per month. The majority of the Board agreed that we haven't raised the HOA fee in several years, so to move to \$400 a year seemed to be a fair raise. Mike made a motion to raise the dues to \$400 a year starting January 1, 2025. Graham seconded. Unanimously approved.

MEETING ADJOURNED at 9:16pm.

NEXT BOARD MEETING: October 16, 2024

Respectfully submitted by Derek Barton, Secretary