



## CCCHA Board of Directors Meeting October 15, 2024

Called to order at 7:04pm by President Allyson Saunders. Meeting was held via Zoom.

**PRESENT:** Derek Barton, Danny Brown, Alexandra Conrad, Jerry Davison, Alexis Dumortier, Lawrence Grey, Bob Guerin, Irene Kitamura, Graham Larson, Eli Mizrahie, Polly Powers, Mike Quinn, Allyson Saunders

**ABSENT:** Jane Wishon.

**MINUTES** of September 17, 2024: Jerry moved. Mike seconded. 12 approved. Danny abstained.

**PRESIDENT'S REPORT:** For the benefit of the new Board Members, Allyson asked each Board Member to introduce themselves and give a little bio.

**TREASURER'S REPORT:** Irene reported that out of 407 CCCHA residents, 345 have paid their 2024 Dues. 27 people still owe roughly \$70,000 in past dues. Discussion ensued about the idea of a few Board Members to knock on doors of those delinquent residents to discuss the matter in person, and to warn them that if their Dues were not paid by a certain time, the CCCHA Board would be sending them a registered letter stating that we will take delinquent residents to small claims court if they don't pay their mandatory Dues.

**FINANCE COMMITTEE REPORT:** Mike reported that our investments are at 54% in equities, and reserves sit at around \$514k. Mike asked Irene to prepare a budget for 2025.

**SAFETY COMMITTEE:** Alexis reported that there were no burglaries in the past month, nor has he heard of any other crimes in our neighborhood. There were 2 attempted burglaries outside of our HOA on Anchor, and another outside of our neighborhood. • A second APS patrol car has been added to our HOA. We now have two dedicated patrol cars cruising our HOA. • Alexis has been asking volunteers for the Neighborhood Watch. Several of our Board members have volunteered. Alexis will then designate some of those volunteers as Block Captains. • "What's App" was discussed as a way of keeping everyone informed of potential strangers in our HOA. Everyone agreed that APS should also be added to that chat. Specific group chats for each block were recommended. • Alexis reported that roughly \$80k of the recommended \$180k for LPR cameras in Cheviot Hills has been raised so far. He recommended having the Motorola Car with cameras be at our Block Party to answer any questions that our fellow homeowners had. • Derek reminded Alexis of the Board's agreement for the new Safety Committee to have a face-to-face meeting with Vernon to make sure everyone is on the same page. Meeting to take place at Allyson & Derek's home.

**ARCHITECTURE COMMITTEE:** Allyson reiterated the need to get an ADU chapter in our HOA Building Guidelines. Graham and Alex working on this.

**TRAFFIC COMMITTEE:** Allyson asked Alexandra to work on coming up with some strategy to get a stop sign or speed humps on Club Drive.

**COMMUNICATIONS COMMITTEE:** Derek explained to the new Board Members what to find on the CCCHA.org website: Minutes, CC&Rs, Filming info, Committees, Board Member roster, Block Party info/pictures, etc.

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

**GREEN COMMITTEE:** Alexis reported 27 confirmed locations in parkways for getting new trees from FOX.

**FILMING COMMITTEE:** Derek reported that FOX TV show, “9-1-1” filmed in our HOA on September 24<sup>th</sup> resulting in \$2,500 of filming revenue. Total revenue to date is now \$9,500.

**BLOCK PARTY COMMITTEE:** Derek asked for volunteers to hand out the Block Party flyers to their fellow neighbors. **Allyson & Derek** to do Woodbine, Lovelane, Dannyhill & Cheviot Drive. **Danny:** Earlmor & Forester. **Polly:** Bridlevale, Danalda and, in Jane’s absence, McConnell & Stellbar Place. **Graham:** Cavendish. **Eli:** Philo, Edith & Woodbine culs de sac. **Alexis:** Barbydell & Rossbury. **Alexandra:** Club Drive. **Irene:** Patricia & Queensbury. • Derek also asked for volunteers to help at the sign-in table at the Block Party from 12noon to 3pm. **Irene, Alexandra, Bob, Jerry, Eli, Graham,** and **Polly** have been noted.

**WNC REPORT:** No report.

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

**RECOGNITION:** Derek recognized and thanked the new Board Members, and also recognized Josh Slobig who sets up our Zoom and PA system for our Annual CCCHA Meeting.

**OLD BUSINESS:** Allyson reported that she was pleased with the turnout at our Annual Meeting. About 50 people in person and 60 on Zoom. Feedback was good. • Allyson has organized a tour at one of the buildings that Terraza runs in Century City on October 24<sup>th</sup>. • Pico-Midvale: The TRO was lifted but the Fix the City litigation is still on-going.

**NEW BUSINESS:** Allyson mentioned that our HOA was involved with Westside Coalition years ago that had some mitigation dollars from developers in Century City that they have been using to benefit our neighborhoods. They were also looking into license reading cameras to put around our streets. There were concerns then and now that there could be some legal issues to iron out. • The Westside Coalition will be rolling out a Ring/Nest type camera in November for our HOA to try out for free. • **ELECTIONS:** Allyson asked if there was anyone who would like to run for any of the existing officer positions: Secretary, Treasurer, Vice-President, or President. No takers. Bob then moved to accept the current slate of officers. Derek seconded. Unanimously passed.

**MEETING ADJOURNED** at 8:29pm.

**NEXT BOARD MEETING:** November 19, 2024

Respectfully submitted by Derek Barton, Secretary