



CCCHA Board of Directors Meeting November 19, 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, Bob Guerin, Irene Kitamura, Graham Larson, Polly Powers, Mike Quinn, Allyson Saunders

ABSENT: Jane Wishon, Lawrence Grey, Eli Mizrahi

GUESTS: Zahi Ashkenazi, Brad Christensen

MINUTES of October 15, 2024: Bob moved. Irene seconded. Unanimously approved.

PRESIDENT'S REPORT: Allyson welcomed guests, Zahi Ashkenazi and Brad Christensen who have volunteered to serve as Board Members. For their benefit, Allyson asked each Board Member to introduce themselves to the prospective members. In turn, Zahi and Brad gave the Board their background. • Allyson emphasized to all current Board Members the importance of replying in a timely manner to all communications, that all replies be made to the officers or committee chairperson(s) who sent the communications, not to rely on a fellow committee or another Board member to deliver your message, etc., and the importance of keeping commitments to assignments or tasks for which you have volunteered. We're a small Board and everyone must pull their weight.

TREASURER'S REPORT: Irene reported that out of 407 CCCHA residents, 360 have paid their 2024 HOA Dues. 47 people still owe roughly \$70,000 in past Dues.

FINANCE COMMITTEE REPORT: Mike reported that our investments are at 54% in equities. Everything else is on track. Finance Committee prepared a budget for 2025 to be voted on by the Board in New Business.

SAFETY COMMITTEE: Alexis reported various crimes in the neighborhood, including an attempted burglary on Philo after a homeowner left her house and two men in ski masks hopped the gate, averted by a "Deep Sentinel" system at the home; catalytic converter theft on Earlmart; two strangers checking doors on Cavendish, ushered off by APS; a headlight stolen from a Porsche on Cavendish; APS escorted an intoxicated lady off Barbydell; APS investigated a suspicious person in a van off Patricia at 1am, which took off when approached. • \$202,000 was raised for the LPR camera system in both Cheviot Hills HOAs. Budget was \$180,000. 68 donations from our CCCHA (17% of homeowners); 282 donations from the CHHOA (20% of homeowners). • Questions were raised regarding the legal aspect on this camera system. Allyson mentioned that ten years ago when the Westside Coalition first looked at ways to protect Cheviot Hills and surrounding HOAs, the City Attorney would not allow LPRs, which is why they were not acquired previously, leading to the pending rollout of the individual video doorbell and floodlight camera program to our HOA. Alexis said that in December, the police commission and other commissions will make their decision whether to approve the LPR camera system.

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

TRAFFIC COMMITTEE: No report given in Jane's absence.

COMMUNICATIONS COMMITTEE: After many years of dealing with our LA Planning department, the CCCHA monument on the roundabout is finally being built by Steve Andelin.

LEGAL COMMITTEE. Nothing new to report.

GREEN COMMITTEE: Alexis, together with Alex Alcatraz of the LA Urban Forestry Division, walked the CCCHA for locations of the requested trees from our homeowners. There will be approximately 35 new trees added to our HOA. Sig Alert must be contacted to make sure the location of each tree is safe to plant with no interference of underground wires or pipes.

FILMING COMMITTEE: Derek reported that we had a couple of days of filming in the past month resulting in \$3,000 of filming revenue. Total revenue to date is now \$12,500.

BLOCK PARTY COMMITTEE: Derek walked through his one-page accounting of revenues and expenses that he distributed to the Board, noting that, even with sponsorships down and costs dramatically increased, with the money that sponsors had donated, we were still under the Board-approved budget. As in past years, neighbors have expressed appreciation for our Block Party.

WNC REPORT: No report given in Jane's absence.

CD-5 REPORT: Nothing new to report.

RECOGNITION: Derek recognized the great job Allyson did for our Block Party especially getting a replacement food truck with less than 48 hours to our party when the pizza truck broke down and cancelled. • Derek also mentioned Brad for volunteering at the last minute to man the Block Party sign-in table. • And Derek recognized Josh Slobig who contributed greatly to our Block Party. • Alexis recognized Derek for the great job as Block Party Chairman. • Bob recognized Irene for the great job she does as Treasurer, as well as her contribution to the Finance Committee.

OLD BUSINESS: Allyson presented a homeowner's request to donate to Castle Heights Elementary School; discussion ensued. Board declined to approve the request for several reasons, including donations to that school and others are being made on our behalf by the Westside Coalition, and we have incurred extraordinary expenses as a result of our increased security. • Allyson and a couple of others from our HOA went on a tour to a local Weingart facility to see what we might expect at the Terraza facility on Shelby.

NEW BUSINESS: • Derek moved to approve the 2025 CCCHA budget as modified. Alexis seconded. Unanimously approved. • Finance Committee to explore replacing CCCHA Bookkeeper. • Derek moved to elect new members Zahi and Brad to the Board. Jerry seconded. Unanimously approved.

MEETING ADJOURNED at 8:37pm.

NEXT BOARD MEETING: December 17, 2024. Bob moved to skip the December meeting as we have in the past. Jerry seconded. 8 to 2 approved.

Respectfully submitted by Derek Barton, Secretary