



CCCHA Board of Directors Meeting February 18, 2025

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

PRESENT: Zahi Ashkenazi, Derek Barton, Alexandra Conrad, Brad Christensen, Jerry Davison, Bob Guerin, Irene Kitamura, Eli Mizrahie, Graham Larson, Mike Quinn, Allyson Saunders.

ABSENT: Danny Brown, Alexis Dumortier, Lawrence Grey, Polly Powers

GUEST: Amanda Mendez new bookkeeper, meeting the Board.

MINUTES of November 19, 2024: Bob approved, as amended. Irene seconded. Unanimously approved.

PRESIDENT'S REPORT: Allyson reported a new 5-story multi-dwelling development at the corner of Barbydell and Club Drive, with 16 units and a subterranean garage to accommodate 32 cars. • There is a PLUM hearing on February 25th regarding Airbnbs with the proposed adoption of longer-term stay requirements like in New York, 30-day minimums and owners must be licensed. • Mike Eveloff and the Aware Neighbors Program still have free video doorbells and cameras available for our HOA residents. We only had 19% of our HOA members show up for their devices. • Allyson addressed our need to have a VP who would step up to be President at a future date.

TREASURER'S REPORT: 370 people have paid their 2024 dues; 37 have not paid; 158 have paid their 2025 dues.

FINANCE COMMITTEE REPORT: Mike reported that Stocks are at 61%. Everything else is on track.

SAFETY COMMITTEE: Allyson reported that the gate on the Woodbine cul de sac has been malfunctioning due to the antiquated solar panel that runs our system. The two houses on either side of the gate have not allowed us to use their electricity to run a low-voltage line that is necessary for a replacement security system to work effectively. The cost would be approximately \$2/month. Derek found a new gate company that can improve our gate system if we can get one of the contiguous homeowners to let us tap into their electric. Hope to have a better report next month. • Neighbors on the Philo cul de sac are all in favor of a gate, except one who lives adjacent to the proposed gate who continues to oppose. Allyson will reach out to the Councilmember's office for assistance. • The neighboring Cheviot Hills HOA is a voluntary HOA, but they are trying to get their residents to chip in for more security with Post. Many residents think the CCCHA is part of their HOA and don't understand why we don't simply join forces. We cannot enter into any legal contract with them for patrol service since there is no way to enforce their obligations. Allyson will send out an email blast to try to explain the difference of our two HOAs so there is no confusion.

ARCHITECTURE COMMITTEE: An ADU situation on Patricia has arisen where the proposed size exceeds the square footage permitted in our CC&Rs. • Some houses have sold recently, and some rebuilds are in the works.

TRAFFIC COMMITTEE: Brad introduced himself as the new Chairman. • Alex said she will talk to Brad about speed humps on Club Drive to slow people from racing down Club. • Derek talked about the monument sign at the roundabout, which will need some kind of solar lighting when completed. • Allyson mentioned her conversation with Katy Yaroslavsky on repairing some sidewalks in our HOA.

COMMUNICATIONS COMMITTEE: Website up to date. • Updated Board Roster sent out.

LEGAL COMMITTEE. ADU discussed in the ARC report could become legal issue.

GREEN COMMITTEE: Allyson reported that FOX is still on board providing trees to our neighborhood and agreeing as to how they will be maintained. • Every expert says plant different trees on each street since parasites in trees will jump from tree to tree. Mix it up to keep them in check.

FILMING COMMITTEE: No filming yet in our HOA for 2025.

BLOCK PARTY COMMITTEE: As they do as a thank you to our major Block Party sponsors, Derek & Allyson hosted a get together at their home with Vicki Curry & her team from FOX Future to thank them for their sponsorship. Good meeting strengthening communication between us. No truth to Fox buying the Intercontinental Hotel on Avenue of the Stars, the owners are merely renovating.

WNC REPORT: Allyson reported that the Midvale project is 87% complete. Open House in the future for everyone to check it out. • The fire recovery center at the old West Side Pavillion is open 7 days a week with 80 agencies to help those who have been impacted by the fires. • The Rancho Park concession development project will be handled by the City but the concessions will be outsourced. No date for completion. • Housing element, no single family lots are proposed for upzoning at this time, which is a win for us. • Call Katy's office to oppose the two-sided electronic signs that are proposed. These are lighted mini billboards for sidewalks.

CD-5 REPORT: Allyson attended an in-person meeting of all HOA Presidents in CD5 on February 1st. About a dozen Presidents showed up from 60 HOAs. Meeting was chaired by Marcia Selz. Rick Caruso most likely to enter the Governor's race.

RECOGNITION: 1) Derek recognized Brad for volunteering to Chair the Traffic Committee. • Derek also recognized Danny for his recommendation of our new bookkeeper, Amanda Mendez. • Irene recognized Allyson & Derek for entertaining our important Block Party sponsors.

OLD BUSINESS: 1) Allyson reiterated the need for a VP, preferably someone new who hasn't served before. The VP would be copied on all important events and fill in for the President when absent. • Gasoline leaf blowers were discussed, still illegal in LA, battery operated blowers only.

NEW BUSINESS: None.

MEETING ADJOURNED at 8:29pm.

NEXT BOARD MEETING: March 18, 2025

Respectfully submitted by Derek Barton, Secretary