



CCCHA Board of Directors Meeting January 21, 2025

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

PRESENT: Zahi Ashkenazi, Derek Barton, Brad Christensen (7:16pm), Alexandra Conrad (8:01pm), Jerry Davison, Alexis Dumortier, Bob Guerin, Irene Kitamura, Eli Mizrahie, Polly Powers (7:06pm), Mike Quinn, Allyson Saunders.

ABSENT: Danny Brown, Lawrence Grey, Graham Larson

MINUTES of November 19, 2024: Bob moved. Jerry seconded. Unanimously approved.

PRESIDENT'S REPORT: Allyson wished the Board a Happy New Year and said that it hasn't been happy for many of our friends who lost their homes in the LA County Fires. 200,000 evacuated. 12,000 structures burned. Approximately 40 square miles flattened. 63% to 89% percent of the fires contained as of 4pm today. So far between insured and economic losses, it is estimated at \$50 billion in damages. 27 people have died. 22 still missing. An ongoing tragedy. • Brian Collesano of Saucy Bird on Pico in West LA is donating food to front line workers and those displaced by the fires. Saucy Bird also allowed Mike Eveloff and his Aware Neighbors team to distribute our video doorbell and floodlight cameras this month from their location. • A Disaster Recovery Center opened last Tuesday at the UCLA Research Park to assist victims of the Los Angeles County wildfires to help with records, loans, etc., administered by FEMA and locals. • Post Office on Exposition is handling mail distribution for folks from the Palisades who have been displaced. • Per the CCCHA Bylaws, if you miss two Board meetings in a row, you're off the Board. We have relaxed that to three in a row, but please don't miss these meetings. • 90 minutes is our meeting goal. If it ends sooner, the better. Stick to the facts. Yes, we can have fun and laugh, but let's keep our meetings moving along. • Please calendar our Board Meetings for the 3rd Tuesday of every month and please respond by the day and time on the email with the monthly agenda so we know if we will have a quorum. • Since Jane Wishon has stepped down from the Board, and several Board Members have already held an officer's position, prefer someone new to be the next V.P. • And since Jane was also the Chairman of the Traffic Committee, we need someone from the committee of Alexandra, Brad, and Zahi to volunteer to be Chairman.

TREASURER'S REPORT: Irene reported that out of 407 CCCHA residents, 368 have paid their 2024 HOA Dues. 39 people still owe roughly \$70,000 cumulatively in past Dues. 129 people have paid their 2025 dues to date.

FINANCE COMMITTEE REPORT: Mike reported that the Finance Committee met last week and reviewed our financials. Stocks are at 61%, which is a little high so the Committee will draw equities down. Everything else is on track.

SAFETY COMMITTEE: Alexis reported that our HOA had a burglary on Christmas Eve on Club Drive. The burglars jumped the side gate and smashed the rear window. They encountered the homeowner and fled. • Multiple burglaries outside our HOA. • Discussion on getting APS to move

their multiple Patrol cars that are parked on Cheviot Drive onto other streets in our HOA as discussed at our Annual Meeting last September. • Neighborhood Watch Group is growing. 42 members so far. • Allyson reported that the Aware Neighbors Program was rolled out this month to our HOA as the guinea pig. This program has been in the works for 10 years with the Westside Coalition. They are making available to us video doorbells and floodlight cameras for free.

ARCHITECTURE COMMITTEE: Allyson posted the new architecture fees. • Still waiting on a new ADU chapter from Alexandra and Graham.

TRAFFIC COMMITTEE: No report given as a new Chairman needs to be selected.

COMMUNICATIONS COMMITTEE: With a pandemic delay and our builder delay, the CCCHA monument is nearing completion at our traffic circle. Steve Andelin is building it from Derek's design that our Board and City approved. The tree in the middle of the roundabout looks dead and if so, it could be a fire hazard. Derek to get a professional to give us advice. • For fire prevention, the City of LA is gearing up to cut tree branches away from power transformers on the utility poles.

LEGAL COMMITTEE. Nothing new to report.

GREEN COMMITTEE: Alexis reported that the tree planting program is making progress. LA Conservation Corps, a non-profit company working with municipalities and private partners, has been contacted to plant the new trees in our HOA.

FILMING COMMITTEE: Derek reported that the total filming revenue for 2024 was \$12,500. Since the City of LA and the state of California are giving more tax breaks to production companies, filming revenue should be up in our neighborhood in 2025.

BLOCK PARTY COMMITTEE: Nothing new to report.

WNC REPORT: Allyson had nothing new to report since there was no WNC meeting in December.

CD-5 REPORT: Allyson reported that there will be an in-person meeting of all HOA Presidents in CD5 on February 1st.

RECOGNITION: 1) Alexis recognized Irene's quick responses when he reaches out to her for information. 2) Allyson recognized Brian Collesano and Saucy Bird for their generosity to our first responders and to our community.

OLD BUSINESS: 1) Mike reported that, due to the issues the Finance Committee has had to encounter with our bookkeeper with no improvement in sight, and since they had the Board's approval, it was time to find a replacement. With a referral from Danny Brown, Mike and Allyson interviewed a new bookkeeper. They both were impressed. The Committee agreed to hire her. Mike made a motion to the Board for their approval to extend the current bookkeeper's contract past February 1st to April 1st for a 60-day transitional period. Derek seconded it. Unanimously approved.

NEW BUSINESS: Allyson reiterated the need for a VP and Traffic Committee Chairman.

MEETING ADJOURNED at 8:23pm.

NEXT BOARD MEETING: February 18, 2025

Respectfully submitted by Derek Barton, Secretary