



## **CCCHA Board of Directors Meeting**

### **MARCH 18, 2025**

Called to order at 7:02pm by President Allyson Saunders. Meeting was held via Zoom.

**PRESENT:** Zahi Ashkenazi, Derek Barton, Danny Brown, Brad Christensen, Jerry Davison, Alexis Dumortier, Bob Guerin, Eli Mizrahie, Polly Powers, Mike Quinn, Allyson Saunders.

**ABSENT:** Alexandra Conrad, Lawrence Grey, Irene Kitamura, Graham Larson

**MINUTES** of February 18, 2024: Motion by Bob; Jerry seconded; unanimously approved.

**PRESIDENT'S REPORT:** Allyson reminded Board Members to RSVP to her email with monthly agenda ONLY and not to Mike's email regarding the monthly financial statements. • New SB79 that will undo all the protections we fought for regarding the Housing Element by opening up most single-family neighborhoods throughout the State to more density and height with no public input. And it will supersede SB9's protection that, among other things, required a developer to live on the property for five years if they split their lot. • Though we opposed it, tall 7-9 story apartment buildings can now be built near train stations like the one near our HOA on National. • Following Derek's explanation that CCCHA HOA Dues are mandatory and that the majority of our 407 homeowners pay their dues, a homeowner who had never paid their HOA Dues has paid all past due amounts and is now current.

**TREASURER'S REPORT:** Mike reported that, out of 407 members in the CCCHA, 197 homeowners have paid their 2025 dues; 210 homeowners owe a total of \$84,000 for 2025; \$71,000 is owed from outstanding dues before 2025; 29 people owe over \$1,000 each.

**FINANCE COMMITTEE REPORT:** Mike reported that we have transitioned from our former bookkeeper to our new bookkeeper. Signs are she is a big improvement over the last one. • Investment account went up. • Committee will be researching and, if appropriate, recommending a penalty or interest on past due HOA Dues accounts.

**SAFETY COMMITTEE:** 1) Alexis reported that we had a professional burglary on Philo at a house protected by Deep Sentinel. They were in and out of the house in 3 minutes stealing jewelry and cash. The criminal's car that was at the scene of the crime was pulled over a couple of days later in El Centro and arrests were made thanks to camera footage at the house. 2) Burglary in a house on Earlmarr. Burglars got away with about \$6,000 worth of jewelry. 3) SLO Chris Baker told Alexis that our homeowners should always turn on their alarm and cameras when they are not home. Baker said that the more alarm systems and cameras in our neighborhood the better. 4) Alexis said that Vernon at APS is willing to give us another 40-hour per week additional patrol at no cost to us if we can sign up 40 new customers with APS. Allyson had already sent that info out to our fellow CCCHA homeowners and, since their conversation two weeks ago, APS has 10 new customers. The cost of that extra patrol car would be \$4,500 without those 40 new customers and would come down proportionately with new sign-ups. Vernon will be getting new patrol cars with lights on top and new branding. Alexis shared pictures with the Board. Alexis moved that we authorize additional expenditures from our reserves to

cover the cost of 40 hours a week for a new patrol car until that amount is offset from the additional 40 new APS customers. Danny Brown seconded. Unanimously approved.

**ARCHITECTURE COMMITTEE:** Allyson reported that an ADU situation on Patricia has arisen where the proposed total square footage exceeds the size permitted in our CC&Rs. We have engaged a lawyer to respond to the owner/developer's lawyer to resolve the issue.

**TRAFFIC COMMITTEE:** Brad reported on the timing with the City of LA to get a permit for speed humps on Club and Queensbury where speeding is out of control. • Allyson reported that all the residents on Philo except one wants to gate the cul de sac at Manning. Following the recent burglary on Philo, Allyson reached out to our City Council Member to help push this through without the consent of the neighbor adjacent to the walkway where the gate would be constructed.

**COMMUNICATIONS COMMITTEE:** Derek reported that our website is up to date. • Most of our gardeners have switched over to battery operated leaf blowers since we pushed our HOA to become quieter and less toxic.

**LEGAL COMMITTEE.** Mike reiterated the ADU legal issue that Allyson mentioned earlier.

**GREEN COMMITTEE:** Alexis reported that neighbor Julia Golden is working on the new trees to be planted in our HOA by the LA Conservation Corps, a non-profit group. • Allyson brought up the danger of the fallen tree on Dannyhill that luckily missed two cars and anyone walking by. She strongly suggested we get a tree expert to examine areas of danger. Derek volunteered to reach out to a premium tree service who has worked in our HOA and is a certified arborist.

**FILMING COMMITTEE:** Derek reported that an Affinity commercial would be filming four days in our HOA, with one set up day, bringing us revenue of \$6,500.

**BLOCK PARTY COMMITTEE:** Eli volunteered to reach out to some potential sponsors. Derek will provide all the marketing materials he will need.

**WNC REPORT:** Allyson reported that the WNC did not hold their meeting last week, but she understands that someone wants to open a members only indoor shooting range. • Update coming up on the Rancho Park Golf Course concession project. • Senate Bill 701, looking for support to prohibit any WiFi or communication jamming devices.

**CD-5 REPORT:** No meeting.

**RECOGNITION:** 1) Allyson recognized Derek for inspiring a fellow homeowner to bring his many years of outstanding HOA Dues current. • Mike recognized Allyson for the many hours dealing with the QuickBooks company since our account was locked up by our former bookkeeper.

**OLD BUSINESS:** None

**NEW BUSINESS:** None.

**MEETING ADJOURNED** at 8:20pm.

**NEXT BOARD MEETING:** April 15, 2025

Respectfully submitted by Derek Barton, Secretary