



CCCHA Board of Directors Meeting

Minutes

September 16, 2013

Called to order at 7:40 PM at the home of Peter Beale and Francesca Beale-Rosano

Members Present:

Bob Guerin, Peter Beale, Francesca Beale-Rosano, Jerry Davison, Derek Barton, Allyson Saunders, Hillary Vari, Richard Schulman, Daria Saeedi-Rodman,

Not Present: Mike Quinn, John Carlisle, Patrick Robison

Minutes – Minutes of August 19, 2013 were approved unanimously.

Treasurer's Report – None given because Patrick Robison absent.

Communication Committee – Motion made by Derek Barton and approved unanimously that \$2,500 be allocated to hire the company WebHappy to build a new CCCHA website in order to update easier and communicate better with fellow homeowners, pending confirmation by President Guerin of availability of funds per Treasurer Robison. Peter Beale reported on his progress regarding the possibility that studios that film in the HOA pay fees for the benefit of the Association.

Safety Committee – One of the homeowners, who said he would attend the first half hour of this evening's Board meeting but who did not show, has complained of APS not meeting its service obligations. It was pointed out that other homeowners have also complained and that still others have complained about security services other than APS. Allyson Saunders will explore other companies that might be considered to replace APS as the Association's preferred provider.

APS Guests, Vernon Rosado (Owner) and Eddie Kim (Surveillance Systems) arrived at 8:05 and stayed until 8:50, answering questions about our installing a community-wide camera system at our approximately 11 entrance/egress points to

monitor cars and people that might be involved in illegal activity within our area. There was discussion about getting city permission to mount cameras on light or utility poles, the fidelity of recordings, the costs, etc. Eddie Kim will be providing us a YouTube link so that we can compare picture quality of available cameras. There was discussion of who would have access to the video, with general consensus that access would be limited to APS, who would examine video only in the case of an incident. With respect to the above-mentioned homeowner's complaint, Vernon gave a detailed rebuttal. APS will get back to us within the coming month with a proposal, costs, options etc.

Architectural Committee – Brief report by Francesca Beale-Rosano about ongoing projects.

Legal Committee – Allyson Saunders reported that the Legal Committee is responding to various questions from homeowners regarding the requirement in the Declarations that properties are not to be used “for any purpose other than residence purposes.” Counsel is being sought and the Committee will report back on their findings shortly.

Green Committee – Nothing to report.

Traffic Committee -- Nothing to report.

Block Party – Hillary Vari and Richard Schulman asked that they be given some funds to hire some people to help set up and clean up. Motion was made and approved unanimously that they have access to \$200 for this purpose. The annual Block Party is from noon to 3:00, Sunday, October 13, 2013.

Westside Neighborhood Council (WNC) – Francesca gave a brief report.

Motion was made and approved unanimously that hosts of our board meetings be compensated up to \$50 for food and drink.

Next Board meeting will be Monday, October 21, 2013, at the Beales', beginning at 7:30.

Meeting adjourned at 9:25 pm.

Respectfully submitted,
Jerry Davison, Secretary

September 17, 2013