



CCCHA Board of Directors Meeting

October 16, 2018

Called to order at 7:05 pm at the home of Tamir Nadborny

Present: Jerry Davison, Tamir Nadborny, Derek Barton, Eddie Rabin, Candis Melamed, Caryl Golden, Allyson Saunders, Bob Guerin, Marilyn Braunstein, Jane Wishon, Steve Shpilsky.

Absent: Michael Quinn, Bertrand Leroux, Christian Zapf, Jade Shopp, Danny Gleiberman,

Conference call: No one.

Minutes of September 17, 2018: Moved by Derek, seconded by Caryl. Approved unanimously.

Guest: Melissa Reider-Demer

President's Report: Reported that Mike Quinn's wife has passed away.

Treasurer's Report: Financials were previously distributed. Marilyn described options for web payments of dues; discussion of going paperless. A financial subcommittee was formed to continue pursuing options.

Finance Committee: Marilyn presented a breakdown of the ARs (\$76,000), representing considerable progress having been made over the past few years.

Safety Committee: Tamir reported that Cheviot Hills HOA is interested in splitting an additional eight hour shift in daily patrols for a reasonable price. Moved by Jane, seconded by Steve that Tamir and Allyson negotiate the best deal with Cheviot Hill HOA. Approved with one opposed. Discussion of community surveillance signage per APS' contract, Derek and Tamir to work together for points of ingress.

Architecture Committee: ARC recommended amendment to Building Guidelines implementing fines for violations of CC&Rs and Building Guidelines, as follows:

VI. ENFORCEMENT

A. Penalties

1. Pursuant to the authority vested in the Committee as hereinbefore described, the Committee is empowered to enforce these Building Guidelines and the CC&R provisions applicable thereto.

2. In the event that the record owner of a property located within the Association fails to comply with these Guidelines, the Committee may impose fines in an amount equal to \$100 per day for every day of non-compliance, provided that the Committee first shall have furnished written notice of the non-compliant condition to such record owner, with particular reference to the Building Guideline or CC&R provision of concern, and allowed not less than 72 hours within which to comply, except in the event of a condition that is deemed an emergency or presents a danger to person or property, in which case compliance must be effected within 24 hours of such notice.

3. For purposes of this Article VI., written notice may be in the form of electronic mail.

Moved by Jane, seconded by Derek, approved with one abstention.

Traffic Committee: Discussion regarding round-about, possible restoration of stop signs.

Communications Committee: Derek reported that the website is being updated; distributed updated Board roster.

Green Committee: No report; discussion of dropping tree branches throughout neighborhood, possible expenditure of reserves for safety purposes.

Film Committee: Derek reported approximately \$20,000 in film revenue collected to date, of which \$4,000 was dedicated to Block Party sponsorship by The Goldbergs.

Legal Committee: No report.

Block Party Committee: Candis reported that the block party went very well. 436 burgers were consumed. \$9,600 donations in cash donations; \$9,200 in costs. Discussion regarding treatment of food offerings for non-homeowners attendees, potential use of “brown paper” tickets.

WNC: Minutes were previously distributed. Reminder of the upcoming emergency preparedness fair, November 4th at Overland Elementary School, 10650 Ashby Avenue corner of Overland, for which CCCHA made a donation.

New Business: Melissa introduced herself as a potential Board member, and then left the meeting for Board action on her candidacy. Moved by Caryl, seconded by Candis, approved unanimously to elect Melissa to vacant seat on the Board. Moved by Derek, seconded by Tamir that HOA dues will remain at \$150 a year with no discount for APS Security enrollment. Approved with one dissent.

Old Business: Executive Session

Next meeting will be November 20, 2018 at 7:00 pm at Allyson and Derek’s house.

Meeting adjourned at 9:38 pm.

Respectfully submitted,
Gerald C. Davison, Secretary