



**MINUTES OF THE REGULAR BOARD OF DIRECTORS MEETING
January 22, 2019**

Date, Time, and Place

Tuesday, January 22, 2019 at 7:00 p.m. at the Claray Clubhouse, located at 2760 Claray Drive, Bel Air, California 90077

Quorum

A quorum was established with the following Board members present: President Fred Marcus, Vice President Tom Holliday, Treasurer Ed Gold, Secretary Pat Brill, and Jeff Rohde. Jon Cohen and Sharon Kopman were absent. General Manager Robert Avila was also present.

Association Members Present

The following Association Members were in attendance: Jacques Mouw, Michael Brill, Marci Holliday, Danielle Cohen, Ed Cain, Art Edelman, and Andre Stojka.

Open Discussion Period

President Fred Marcus opened the Open Discussion Period and asked if there were any questions or comments on non-agenda items from Association Members in attendance. There were none.

Approval of Minutes

Mr. Holliday made the motion to approve the minutes of the November 27, 2018 regular Board of Directors meeting. The motion was seconded by Mr. Rohde and was unanimously approved by the Board.

Mrs. Brill made the motion to approve the minutes of the December 18, 2018 organizational Board meeting. The motion was seconded by Mr. Holliday and was unanimously approved by the Board.

Financial Statement

Treasurer Ed Gold briefly explained the contents of the November and December 2018 Financial Statements, which show the Association finishing the 2018 fiscal year with a sizeable deficit, due to increasing Water Utility expenses. The Board had just received the December Financial Statement that day. So it was decided not to approve the year-end December 2018 Financial Statement, at that time, to give them more time to review its contents.

Request for Board Reconsideration of ALC Disapproval

The Board heard from Association Member Jacques Mouw regarding his request for Board reconsideration (appeal) of a recent ALC disapproval of his proposed addition to his house. Mr. Avila explained that the ALC disapproved Mr. Mouw's proposed addition because it would extend beyond the wing wall between his house and that of his neighbor's house to the South, and the ALC felt it would not look aesthetically pleasing extending beyond the end of the wing wall. After discussion and hearing from Mr. Mouw, as well, Mr. Holliday made the motion to uphold the ALC's decision. The motion was seconded by Mrs. Brill and was unanimously approved by the Board.

Additional Committee Appointments

Mr. Avila reported that more Association Members have volunteered for a number of committees since the organizational Board meeting.

An additional Association Member volunteered to serve on the Pool Committee. Mr. Gold made the motion to appoint the Member to the Pool Committee. The motion was seconded by Mrs. Brill and was unanimously approved by the Board.

An additional Association Member volunteered to serve on the Security Committee. Concern was expressed about the Committee being too large already, which could make it difficult to obtain a quorum to hold meetings. There was no motion to make any additional appointment to the Security Committee. Mr. Holliday, the Board representative on the Committee, was asked to monitor who attends the Committee's meetings, and who does not, as a reduction in its size may be necessary.

Four Association Members volunteered to serve on the Tennis Committee, and Mrs. Brill volunteered to be the Committee's Board representative. Mr. Gold made the motion to appoint the four Members and Mrs. Brill to the Tennis Committee. The motion was seconded by Mr. Holliday and was unanimously approved by the Board.

Two additional Association Members volunteered to serve on the Wine Committee. Mr. Gold made the motion to appoint the two Members to the Wine Committee. The motion was seconded by Mr. Holliday and was unanimously approved by the Board.

Discuss Possible Formation of a Fire Mitigation Committee

In light of the recent devastating fires throughout California, there was discussion about the Association possibly forming a committee to determine what the Association can do in the Common Area to mitigate the fire threat that exists in hillside communities such as Bel Air Ridge. It was noted that the Bel Air Beverly Crest Neighborhood Council is also working with the City on the same issue. After discussion, EPAC was asked to work with the Neighborhood Council and the Fire Department to see what the Association can do on its own in the Common Areas that is not necessarily Code (going beyond Code) to mitigate the fire threat around the community.

Discuss Common Area Tree Trimming Practice

Along similar lines, there was discussion about the Association's Common Area tree trimming practice. Over the years, Boards have allowed homeowners to have a say on whether the Common Area trees next to their houses are trimmed or not. However, many Common Area

trees surrounding the community are very tall and full, creating potential fuel for a fire, even if the trees are not dead. Concern was expressed about continuing this practice going forward. Since the Board / Association is obligated to maintain the Common Areas under the CC&Rs, and not the individual homeowners, it was felt that the tree trimming practice should be changed to address the potential fire danger, as the Board determines what is done in Common Areas. After discussion, Mrs. Brill made the motion for the Board to implement an ongoing tree trimming practice in the Common Areas, and that a notice announcing the change in practice to the community be prepared and reviewed at the next Board meeting. The motion was seconded by Mr. Holliday and was unanimously approved by the Board. Mr. Avila was asked to draft a possible notice to the community.

Priority Landscape Request for Service Rate Increase

Mr. Avila advised the Board that Priority Landscape Services requested a \$1,362 per month increase in its landscape maintenance monthly service rate to address the increasing Minimum Wage. After discussion, Mrs. Brill made the motion to approve / accept the requested increase. The motion was seconded by Mr. Holliday and was unanimously by the Board.

Neighborhood Council Report

Bel Air Ridge Representative to the Bel Air Beverly Crest Neighborhood Council Andrea Stojka reported that the Neighborhood Council is informed that as a City chartered organization it is not empowered to concern itself with Federal issues, like the Burbank Airport noise. Never the less, the Council met with Councilman Paul Koretz on the issue and he agreed to write a letter to the FAA. A copy of the letter was provided to the Board.

Morgan Roth community relations for BIRD, one of a growing number of companies that place scooters around the City for public use at a fee was questioned by the Neighborhood Council Traffic Committee. BIRD is operating under a Conditional Use Permit ending at the end of January after which it enters a trial period requiring them to provide open source information to the City so the City can pull data from their computers to determine future policies.

Roth stressed that BIRD is a local company with offices in Santa Monica and Venice. There is a local field team dealing with problems 24/7. He said their dock system has failed. Some sort of parking solution is needed which they are trying to figure out. 3,000 vehicles are currently allotted for the whole City of Los Angeles and 700 scooters for Santa Monica.

Scooters have a governor on them limiting their speed to 15 miles per hour. The law required them to be used only on streets. They are experimenting with devices that will limit use to streets and not sidewalks where they are dangerous. Current GPS technology is not accurate enough to determine if a scooter has left the sidewalk. Scooters on the sidewalk are a big problem.

To operate a scooter, a patron must go to the app store, download the BIRD app which requires credit card information. The app could require a driver's license and insurance information but currently does not.

The law requires all persons under 18 to wear helmets and there is a method of obtaining a helmet. Adults over 18 do not need helmets (law changed on January 1st). There really is no control over who actually uses the scooters. Kids 12 to 18 jump on and ride them and then

jump off. The LAPD does not have the recourses to police this kind of thing.

There is a tremendous use of scooters at Metro stations where people take public transportation and then use scooters for the last mile on their way home reducing the use of automobiles, providing cleaner air, etc. The argument is that there is a tremendous social benefit to the scooters at little public expense. Mr. Stojka asked about the economics of the business. The truth is, that the scooter business is a startup with no previous model. They think it will make money, they hope it will make money but nobody really knows.

Fitness Committee Report

The Board reviewed the minutes of the Committee's January 16th meeting at which it discussed fine tuning the bathroom renovation features, discussed the planned replacement of certain strength machines, and Fitness Center discussed operating issues.

Tennis Committee Report

Even though the Tennis Committee had not been appointed, yet, the Association Members asking to be appointed to the Committee met on January 8th to start planning community events for the year. The Board reviewed notes from that meeting.

Wine Committee Report

The Board reviewed the minutes of the Committee's January 8th meeting at which it organized for the coming year, discussed potential themes for future wine events, and discussed potential dates for the events.

Security Committee Report

Mr. Avila reported on the number and types of security incidents that occurred in the community from December 30, 2018 to January 20, 2019; 22 false burglar alarms, 21 unattended open garage doors, 4 suspicious persons, 5 suspicious vehicles, 3 suspicious incidents / issues, 3 resident assistances, 1 vandalism, 2 medical emergencies with LAFD response, 2 parking enforcement issues, 1 vehicle accident, 1 disabled vehicles, and 1 theft from motor vehicle.

Mr. Avila also reported that the Committee is scheduled to have its first meeting of the year on January 30th.

Adjournment

The regular Board of Directors meeting was adjourned at 8:06 p.m.

Executive Session - January 22, 2019 - General Notes

The Executive Session was called to order at 8:19 p.m.

The Board approved the minutes of the November 27, 2018, December 18, 2018, and January 14, 2019 Executive Sessions.

The Board discussed a settlement enforcement matter.

The Board discussed a matter of pending litigation - Common Area property encroachment.

The Board discussed contracts with a third parties.

The Board discussed a personnel matter.

The Executive Session was adjourned at 8:50 p.m.

Prepared by: Robert Avila, AMS, CCAM, CMCA
General Manager

Approval attested by: Fred Marcus
President

Approval attested by: Pat Brill
Secretary