April 2026 Board Meeting Agenda
Tuesday, April 7th, 2026
7:00 pm via Zoom

1. Greeting and Meeting Opening
    a. Called to order at:
    b. Members Present: Bob, Ashley, Henry, Nicole, Dan, Walter
    c. Members Absent: Jordan, Tobi
    d. Approve Mar 3, 2026 meeting minutes
        i. Motioned to approve by Ashley, Dan seconded. Minutes approved 5-0 (Walter abstained)

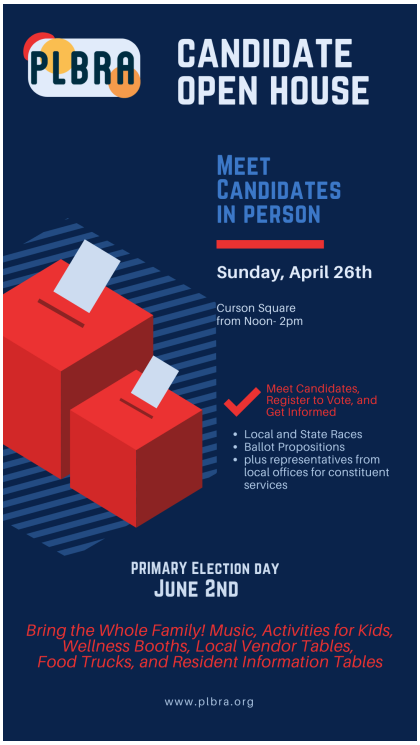
2. Current Issues:
    a. Block 29 Temporary Relocation Situation- while originally not offered relocation support- management responded to resident concerns and have restructured the project to do 2-4 units at a time and move residents to a furnished unit with 2 weeks notice for when they will be impacted
        i. Michelle shared that CD5 is involved and requested an inspection from the city department(s) involved.

3. Guest Speaker Updates, possibly including:
    a. Asm. Rick Chavez-Zbur, AD 51- none
    b. Katy Young Yaroslavsky, CD 5- Michelle Flores
        i. Family CD event coming up for Earth Day- details HERE
        ii. Ciclavia is April 26th from 9am-4pm
        iii. Reminder to file all code violates with LADHP and please share case numbers with MIchelle once you file.
            1. This includes reports of harassment.
        iv. Tenants concerns meeting re Block 29 is April 8th - see VP report below
    c. Daniel Park, Supervisor Holly J. Mitchell's office- none
    d. Academy Museum – Eden Bui (or colleague)- none

4. Committee Updates:
    a. Community/Senior Services Committee
        i. See vp@plbra.org or tobi@plbra.org to join the committee- the next meeting is April 14th at 4pm
    b. Technology & Operations Committee
        i. Next newsletter will be end of April. See vp@plbra.org to share articles or ideas- deadline is April 21st.
    c. Security & Safety Committee
        i. Management message to lock cars/ storing items in vehicles.
        ii. Low crime reports for our block/zip code
        iii. No progress on modernizing gate entry systems- hoping to reconnect with Stacy on this project.

iv. SW of PLBRA near Gale and 6th- is reporting a high number of burglaries off of Gale and San Vicente

d. Events Committee (Wellness Fair, Elections Information Fair, etc)
   i. 20+ candidates already confirmed.
   ii. Event is April 26th from 12-2pm in Curson Square
   iii. Join the committee. Our next meeting is at 6:30pm on April 9th via Zoom- contact secretary@plbra.org to join



e. Member & Community Engagement Committee
   i. Calling on members to attend the resident meeting on April 7th at 7pm

f. Fundraising/Strategy Committee
   i. Raffle winners contacted
   ii. Promised donations were received from several members

g. Movies Committee
   i. April 23 - Mean Girls at 7:30pm
   ii. May TBD

5. President's report
    a. Request to City Council re Utility Pass-Through Transparency (ACTION ITEM)
        i. The current report from the Housing Committee allows for a one-time rent increase to account for the ratio utility billing system (the same system that made the PLB error).
        ii. Bob proposes we amend our request because management refuses to provide PLBRA or residents the raw LADWP data so that we can ensure our refunds were calculated properly and blamed Real Page for refusing.
        iii. Motion by Bob: PLBRA requests that the proposed one-time rent increase for RSO units be stricken from the recommendation. Walter seconded. No Discussion. Motion passed 6-0

6. Vice President's Report
    a. Please attend the in-person gathering at Curson Cafe happening tomorrow (April 8th) at 7PM
    b. PLBRA meets with management next Fri, Apr 17 • 12:30 PM to address concerns directly.
        i. Use this link to submit concerns for Ashley to put on the agenda

7. Treasurer's Report
    a. Starting Balance: $15,677.00
    b. Ending Balance: $15,882.28
    c.

Member Dues	**$320.00**
Donations	**$1,100.00**
Google Workspace	-$97.20
Insurance	-$1,054.00
Mailchimp	-$45.00
Zoom	-$18.52
NET CHANGE	**$205.28**

    d. Donations includes matched donation of $550 by Robert Shore
    e. With insurance paid for and active, in person events may be held
    f. Insurance effective from March 1, 2026, through February 28, 2027

8. Secretary's Report
    a. Membership Update-
        i. 86 Paid/Active members for 2026
    b. View all upcoming meeting dates HERE-

9. Public Comment by PLBRA Members and Guests
    a. Reminder from Adine- Come to PLB's Earth Day event on April 18th from 10-2 off of Curson Square. Includes e-waste, shredding, and a doggy costume contents
    b. Canvassing of a mayoral candidate will also be in PLB on April 18th by Nythia Raman's team- FYI
    c. Richard flagged that Jordan could help with the Real Page excuse is in writing so Richard will help follow up as an anti-trust issue

10. Good of the Order shared by PLBRA Officers
    a. Next Meetings:

i. May 5th in person

11. Adjourn: motioned by Walter, seconded by Ashley- motioned passed 6-0/ meeting adjourned at 7:39pm