



Board Meeting Agenda  
April 5, 2022  
6:00 pm  
VIA ZOOM Meeting ID: 858 215 9044  
Or click [HERE](#)

1. Greeting and Meeting Opening
  - a. Called to order at 6:05pm
  - b. All 8 Board members are present
2. Approval of minutes
  - a. Motioned by Angela, Seconded by Nicole. Passed by unanimous consent
3. Senior Lead Officer Schube, LAPD - updates - Tabled
4. Rob Fisher, CD 5- updates- Tabled
5. Jennifer Harbeck, field rep for CA33 - Ted Lieu - updates
  - a. \$2.5 million in two community funding projects for LA and an additional \$4.3 million for projects to address homelessness across LA County
    - i. City: pilot program around crisis mitigation and prevention in mental health crisis needs and a project to address city cooling in the Fairfax district.
    - ii. The LA County homelessness funding will work to convert a parking structure to housing, increase mobile health, and work on infrastructure improvements in housing encampments.
  - b. There is an open call for requests for funding for the 2023 Fiscal Year. Will follow up with information on how non-profits could apply). This request deadline is April 15th.
  - c. On February 25th Congressman Lieu introduced the House companion bill for Housing for All Bill 2022 to address critical housing shortages across the country through proven local initiatives to address homelessness and allow for innovative solutions.
  - d. Youth Advisory Council applications are open until July 1st. It is for HS students to serve on an advisory council on issues and legislation

- e. Youth Town Hall- May 9th. Spread the word
  - f. Casework team for support on Federal agencies are here for you
6. Candidate Introduction: Teddy Kapur, City Attorney
- a. Father of 2 in local schools and lives near PLB
  - b. Main Points/Focus: a pathway out of homelessness; be more aggressive on using prosecution as a tool to increase diversion programs and address the increase in crime in LA; expand and improve on the Neighborhood Prosecution program to respond promptly and immediately to document issues and hold landlords accountable
7. Daniel Park, Supervisor Holly J. Mitchell's office- updates- tabled
8. Ned Racine, communications for Metro: Metro Line Purple Extension Project Update
- a. April 22nd- April 25th - Street Decking Removal begins: moving west to east
  - b. The La Brea station is 111 feet long
  - c. End of April through July- replace deck panels and remove the deck. This leads to one year of street restoration for bus stops, gutters, curbs, street lights, and wheelchair and bike lanes
  - d. Project Hotline 213-992-6934 or [purplelinenext@metro.net](mailto:purplelinenext@metro.net)
  - e. 4th Quarter 2024 Subway will run through
9. Political Endorsements Policy Update and May 15th Candidate Forum
- a. Focus on High Impact Races: Mayor, City Attorney, City Council CD 5, State Assembly, and US Congress.
  - b. Forum, Community Poll, Board Endorsement Decision and Announcement
  - c. CD5 Candidate Forum Tentative Date: May 15th at 2pm
  - d. CD5 Community Poll- May 15th-20th
  - e. Repeat the Process in October for the General election races
  - f. Process motioned by Ramiro, Seconded by Angela, passed by unanimous consent
10. President's report
- a. Utility Pass-Through Transparency
    - i. Awaiting a hearing date in the Housing Committee
    - ii. Advocacy opportunity: add a provision that the utility pass-through costs in litigation place the burden of proof on the landlord
      - 1. Motioned by Robert, Seconded by Angela, passed 7-0-1 (Chelle abstain)
  - b. Mid-City West Neighborhood Council: Zone 6 representative vacancy and Non-Profit representative vacancy
    - i. Robert Shore is running for this vacancy.
    - ii. Election is Tuesday April 12th by a Board vote

## 11. Vice President's Report

- a. Security and Package Theft Update
  - i. Tower Security System being installed in July
    - 1. Accessibility concern for the weight of the doors
    - 2. Observance concerns for religious restrictions
    - 3. Both of these concerns are going to Aryn and anyone should contact her directly with questions
      - a. [aryn.thomez@primegrp.com](mailto:aryn.thomez@primegrp.com)
      - b. [kay.wright@primegrp.com](mailto:kay.wright@primegrp.com)
  - ii. Cameras on entrance and exit vehicle dates
  - iii. New parking/visitor system coming soon
- b. Communications Update- No Update. See Social Media below
- c. Newsletter Vendor Update
  - i. Concern in "layout charges" monthly fee
  - ii. PLBRA is requesting vendor bids

## 12. Committee Updates:

- a. PLB Amenities: Classes, theater, Debbie doodles, pool towel service, EV charging
  - i. Concern over class offerings and the per class charges. Tobi & Chelle will meet with Steve- disconnect between monthly billing structure v. offerings for transparency and fairness. Steve has been responsive in the past.
    - 1. If anyone has issues around amenities and the gym- email PLBRA so those issues can be added to the meeting agenda list
  - ii. Theater, Debbie Doodles: Aryn is meeting internally this week to make decisions on restoring some of these services
  - iii. EV Charging: The only current options are in garages on the east side of the property and this excludes 75% of residents due to proximity issues as well as costs
    - 1. Discussing to install additional charging spaces outdoors e.g. near the theater or leasing office due to infrastructure constraints on property at large
    - 2. Emphasizing marketing opportunity for PLB to offer EV charging stations (such as Tesla superchargers and/or other brand Level 2 & 3 chargers).
    - 3. Current legislation allows for residents to set up their own charger but not physically or financially viable
    - 4. See the poll and article in the May newsletter soliciting input from residents
- b. Social Media Update and Request for Followers
  - i. NextDoor Group- [nextdoor.com/g/xgg8julwl](https://nextdoor.com/g/xgg8julwl)
  - ii. Nicole and Angela will monitor the website for updates

- c. E-waste event- preferred timeline given the Earth Day event
  - i. Suggested month to reinstate the event Betsy used to do would be September

### 13. Treasurer's Report

- a. Mark Houghton new Treasurer, replacing Chelle Buffone
  - i. Mark is working on account access
- b. Books are closed for 2021 Fiscal Year
  - i. -\$29,000 in 2021 Net Loss
  - ii. You can request a copy of the full report from Mark
  - iii. ~\$42,000 in reserves and ~\$4100 in checking (less the newsletter)
  - iv. Mark applied for accreditation as a non-profit to get discounts on tech such as Black Sheep. Would save \$650/year

### 14. Secretary's Report

- a. July Meeting Date- propose June 30th to avoid 4th of July week
  - i. Nicole motions, Ramiro seconded, passed 7-0-1 (Tobi absent)
- b. Request to change standing meeting times: Request 7-8:30pm
  - i. Motioned by Chelle, seconded by Ramiro. Motion to occur offline to include Tobi on a unanimous consent vote.
- c. Apologize for emails on calendar invite

### 15. Public Comment

- a. Allen Spulecki- question about removing large trees outside of Tower 34- unannounced and view-changing. Angela relayed that Aryn apologized that more communication had not been better shared. She will do that and share a tree re-planting plan.

### 16. Good of the Order

- a. none

### 17. Adjourn

- a. Motioned by Angela, Seconded by Chelle, passed by unanimous consent. Meeting adjourned at 7:30pm