



August 2024 Membership and Board Meeting Agenda
Thursday August 1st, 2024
7:00 pm in the theatre

- 1. Greeting and Meeting Opening
 - a. Called to order at: 7:08pm
 - b. Members Present: Robert, Nicole, Henry, John, Tobi (7:15), Ashley (7:23)
 - c. Members Absent: Angela, Walter, Chelle, Holly
 - d. Approve July Minutes-
 - i. Motioned by Nicole, seconded by Bob. Approved 6-0
- 2. Campaign Speakers- (3-5 min each/no questions)- **None**
- 3. Current Issues: **None**
- 4. Guest Speaker Updates, possibly including:
 - a. Asm. Rick Chavez-Zbur, AD 51- Josh
 - i. \$250M to support housing relocation for those experiencing homelessness
 - ii. Working on a climate bond that include \$475M to support port structure for wind turbines & funds for local projects on conservancies and the LA River
 - iii. Education bond up for consideration on this year’s ballot to support statewide public school infrastructure
 - iv. Supported a new high school graduation requirement on financial literacy
 - b. Katy Young Yaroslavsky, CD 5- Michelle Flores-
 - i. \$80M in grant funding for security projects
 - ii. \$60k for tree trimming in our district
 - c. Daniel Park, Supervisor Holly J. Mitchell’s office - **tabled**
 - d. Academy Museum – Eden Bui (or colleague)- **tabled**
- 5. Committee Updates:
 - a. Communications Committee:
 - i. Social media: focusing on the
 - ii. Newsletter Timeline:

Print Month	Content & Ads Due	Print to Kay	Delivery
September	August 13th	August 22nd	August 31st

- b. Community Services
 - i. Gym/Pool Updates:
 - 1. None at this time
 - ii. Restarting Activities - Angela **tabled**

- c. Bike Racks- Tobi & Ashley
 - i. None at this time
- d. Security Committee
 - i. None at this time- management has been slow to respond
 - ii. Gas blowers are gone
- e. Movie Committee
 - i. Willie Wonka well attended
 - ii. Upcoming schedule:
 1. 8/8/24 - The Princess Bride (1987)
 2. 8/22/24 - Crouching Tiger, Hidden Dragon (2000)
- f. 2024 Elections Committee
 - i. Next Committee Meeting- August 15th at 6pm via Zoom- email secretary@plbra.org for link to attend



- 6. President's report
 - a. Update on proposed change to right-to-counsel
 - i. There is a pending edit request for a change to the notice around your rights for counsel affirmative defense and instead be part of the landlord's cause of action and take the burden to prove that they gave required notice.
 - b. Update on tenant advocacy
 - i. Water temp building violation
 1. Visit LAHD's violation report website found [here](#). Carefully follow instructions and report all violation types that apply to you. Once submitted, please share the case number with me so I can flag it for the department.
 - ii. Management issuance of a certified check for a 3-day notice and failure to support a required letter to receive the grant to pay rent
 - c. Requesting anyone interested to help canvass and recruit new members
 - d. Biden administration is floating policy to cap corporate landlords at a 5% rent increase per annum
- 7. Vice President's Report
 - a. Update on my meeting with Aryn
 - i. Monthly will include department heads moving forward

- ii. Bike Racks are a follow up w/ GiGi because they have arrived and need to be installed
 - iii. How to appeal a wrongful tow will be posted on our website
 - iv. Irrigation System is now repaired and grass should start to return
 - v. Planter hazard in Curson Square is still there
 - vi. Escalation tree on who to contact for which type of concern will be posted on our website as well in the next month
- b. Draft of flyer to distribute for members to help recruit new members
 - i. Bob is Requesting anyone interested to help canvass and recruit new members
 - c. Office move (need keys & will coordinate with Guisela)- August 2nd

8. Treasurer's Report-

- a. tabled

9. Secretary's Report

- a. Membership Update-
 - i. 127 current members for 2024
- b. 2025 Renewals open October 1st- all current members will get an email reminder to renew
- c. Consideration for ByLaws Revision to allow exceptions for Board members to attend and vote via Zoom for the purposes of quorum
- d. View all upcoming meeting dates [HERE](#)

10. Public Comment by PLBRA Members and Guests

- a. Richard Katz- Real Page concern that it is manipulating rents at PLB under Prime
 - i. The anti-trust case settled and residents at PLB can now choose to take action to determine if residents are overpaying as a victim of Prime's use of Real Page
 - ii. Can PLBRA use this case as an example to join the membership
- b. Mike asked if Aryn can return to PLBRA meetings at some cadence- Ashley will check

11. Good of the Order shared by PLBRA Officers

- a. Next Meeting: September 5th via Zoom

12. Adjourn: Motioned by Nicole, seconded by Tobi- meeting adjourned 6-0 at 8:18pm