



Board Meeting Agenda  
Tuesday August 2, 2022  
7:00 pm  
VIA ZOOM Meeting ID: 858 215 9044  
Or click [HERE](#)

1. Greeting and Meeting Opening
  - a. Called to order at:7:02 pm
  - b. Members Present: Bob Shore, Angela Grevytan, Nicole Duquette, Mark Houghton, Kirk Henry, Chelle Buffone, Tobi Levine
2. Approval of minutes
  - a. June 30th Meeting Minutes
    - i. Motioned by Angela, Seconded by Chelle. Passed by 7-0
3. Guest Speaker Updates, possibly including:
  - a. Senior Lead Officer Schube, LAPD- TABLED
  - b. Joaquin Macias, CD 5- TABLED
  - c. Jennifer Harbeck, field rep for CA33 - Ted Lieu - TABLED
  - d. Daniel Park, Supervisor Holly J. Mitchell's office- TABLED
4. President's report
  - a. Utility Pass Through Transparency Update
    - i. New Community Impact Statement from Palms Neighborhood Council
    - ii. Still in committee
  - b. CD5 Update on primary vote count
    - i. 60% KYY
    - ii. 15% Scott
    - iii. 15% Jimmy
    - iv. 10% Sam
  - c. PLB Amenities Changes without Notice
    - i. Example: Closure of Bike Storage Rooms
    - ii. How can we get more engagement with Management before decisions are made? (Can we get more comms with Aryn before the fact instead of after).
      1. Angela suggested that since she normally meets every two weeks it may have been an oversight and can we give a reminder.
      2. Can we counter-offer recommendations for bike racks?

- a. Tobi motions that we officially request more bike racks for residents. Seconded by Angela.
- b. Discussion: Tobi mentioned use of garage and trees. Bob shared in the past there was a promo for Block 14.
- c. The motion passed 7-0

## 5. Vice President's Report

- a. Report from last meeting with PLB management
  - i. There was a group resident meeting with Aryn recently:
    - 1. Green initiatives
      - a. Tropos Trucks rollover from the old maintenance vehicles
      - b. Exploring Solar Panels on top of Garages
      - c. Looking to add an additional community garden on the other side of Garage 6
    - 2. Burnside Circle Park Repairs
      - a. Courts and putting green replaced with multifunctional grass and cleaned up that fountain park
    - 3. Tower Trash Valet
      - a. No more trash chutes. Instead PLB is hiring a valet to come pick of trash every evening- details to come soon.
    - 4. Non-smoking progress
  - ii. Motioned by Angela. Seconded by Mark.
    - 1. Mark amends the motion to include Alendale Circle. Amendment passed 6-0- 1 (Chelle)
  - iii. The amended motion passed 5-0-2 (Chelle & Bob)
- b. Request for help with newsletter layout and ad sales, per committee discussion- Tabled to Agenda Item 8B
- c. Fundraising research/progress-
  - i. New updates on 501(c)4s fundraising research includes the ability to fundraise from private foundations with the caveat that they do not fund any partisan activities. We could approach family foundations and their company partners (Big Retailers that are nearby)
  - ii. Angela is gathering a list of Grove and Beverly Center possible partners
  - iii. Can anyone help with the smaller regional businesses like Coffee Bean?
  - iv. Fall Membership Drive and internal PLB fundraiser activities
    - 1. Nicole & Wendy volunteered to help
    - 2. Loss of movie advertising impacting newsletter fiscal solvency (theatre still closed and repairs occurring/no indoor fitness classes)

## 6. Treasurer's Report

- a. Bank balances

- i. \$38,500 roughly in the bank
  - ii. Advertising revenue is stable/ new advertisers and return of past advertisers as well
- b. Monthly P & L
  - i. We lose around \$2500/month on the newsletter
  - ii. Our monthly operational bills are \$180-200/month
- c. BofA authorized check signers update
  - i. Bob Motioned to have PLBRA authorize the President (Robert Shore), Vice President (Angela Gyvetan), and Treasurer (Mark Houghton) to be the sole authorized signatories with the bank account at Bank of America
    - 1. No discussion
    - 2. Motion passed 6-0-1 (Tobi)

## 7. Secretary's Report

- a. Input on Movies and options to Sylvie- not at this time
- b. Other advertising options from PLB or partnerships around movie night?
  - i. Bob feels food trucks are too itinerant to be worth our time
  - ii. Angela shared Aryn didn't express interest in advertising food trucks or outdoor movies in the newsletter
  - iii. Can we garner visibility and do a membership drive at the movie nights
    - 1. Angela, Nicole, Nicole Stanley, Angie White, Bob
    - 2. Bob requested volunteers to help with the application for translation with Holly Mitchell's office
- c. Call for Candidate Forum Committee Members
  - i. Angela, Chelle, Nicole, Bob
- d. Alice George interim replacement for John Burney

## 8. Committee Updates:

- a. Digital Services Committee
  - 1. Nicole motioned to adopt Houghton Solutions as a CRM, Angela Seconded. Discussion:
    - a. Bob confirmed Security measures and then Mark left the meeting to abstain from the discussion and vote.
    - b. Angela shared a concern around the home grown nature of the software in that it is not as user-friendly as some other platforms- However we do have Mark's support and help.
    - c. Angela shared a concern that Mark migrated data to the CRM before it was approved and that felt worrisome. He additionally did a nice job of deploying Square but plugged it into Houghton before it was approved.
      - i. Bob echoed concerns about email projections- do we have the right level of security and privacy concerns.
      - ii. Angela interpreted it to be eagerness and Nicole echoed this.

- d. Nicole shared the data backup monthly plan so we do not risk loss of data
    - e. Subcommittee proposed a 6-month trial and then re-assess
    - f. Resident Sammy Jo echoed there are free options to consider and would be happy to help.
    - g. Regarding Oversight: The Digital Services Committee will lead on this
    - h. The motion passes: 6-0-1 (Mark Abstained from the discussion and vote)
  - 2. Monthly meetings on 3rd Thursday of each month
  - 3. Take board member requests for plbra.org email account or forwarder
    - a. Officer role emails have been established and can pass to new officers when a vacancy occurs
    - b. If any other Board member wants an email they can connect with Mark to get one
  - 4. If Board members need CRM access- let Mark know
- b. Public Relations Committee (Chelle, Ramiro- Chair, Angela):
  - 1. Ramiro and Chelle taking the lead on Social Media responsibilities
  - 2. Ramiro is looking into helping Angela with newsletter layout.. Angela will phase out of the newsletter layout after September. There may be a community volunteer. Mark offered to support the layout with Ramiro.
    - a. Angela will edit and support content
  - 3. Request for help with ad sales (Mark collects payments and runs invoicing etc). The committee recommends Bob.
    - a. Chelle suggested Bob help write a letter- Stressed the urgency
    - b. Bob stated sales takes a lengthy commitment to build relationships
  - 4. Monthly meeting on a third Tuesday of the month
  - 5. Chelle called for Meta/IG content- send it her way
- c. EV Charging Update:
  - i. The 20 chargers in the garage were down for 6 weeks. Management and Charge Point went back and forth for a month and then it took 2 more weeks for repairs and no communication was sent to users. Kirk confirmed that residents will get a refund/credit for the downtime. The real issue was a lack of communication. (Kirk shared that dismay with charging is a nationwide trend).

## 9. Public Comment

- a. Tobi introduced Sammy Jo (Tower 40) and Sammy Jo shared:
  - i. a concern that the Townhomes have skyrocketed in price since April and the reapplication process and deposit process doesn't feel correct.
    - 1. Bob shared it is sadly legal but certainly frustrating
  - ii. She also expressed concern about a woman who wears all black clothing, seems like she may have a mental health concern, she digs through trash. Sammy Jo has called security and has seen her multiple times.

- iii. Lastly, she shared concern of a man on a bicycle who yells profanity and makes sexual comments. She has also called security on him but is unsure if he is a resident and if there is more that we can do.
  - 1. Angela shared that he is a resident and he has dementia
  - 2. Angie shared that in her experience he isn't actually dangerous and does know where he lives.
- b. Alan Spulecki asked a question about parking fobs and wondered what that may imply
  - i. Angela said Aryn said they are planning to update the parking entrance systems but did not have details.
- c. Angela shared that Lobby Security Upgrades are behind schedule but they are moving along
- d. Alan shared the laundry rooms have vending machines now
- e. Angela shared the laundry rooms are getting new floors, machines, and paint with smartphone app credits

10. Good of the Order

- a. Next Meeting is September 6th; However we may need to reschedule October due to a High Holiday

11. Adjourn

- a. Angela motioned to adjourn. Nicole seconded. Adjournment passed 6-0 (Tobi absent)
- b. Meeting adjourned at 8:44pm