

February 2025 Membership and Board Meeting Agenda
Tuesday February 4th, 2025
7:00 pm in the PLB Theatre



1. Greeting and Meeting Opening
 - a. Called to order at: 7:00pm
 - b. Members Present: Bob, Ashley, Nicole, Holly, Dan, Henry, Tobi, Mike, Chelle (at 7:02)
 - c. Members Absent: Walter
 - d. Approve Jan 12th Annual Meeting Minutes
 - i. Nicole motioned, Dan seconded. No Discussion- minutes adopted 8-0
 - e. Approve Jan 16th Monthly Meeting Minutes
 - i. Nicole motioned, Dan seconded. No Discussion- minutes adopted 8-0

2. Strategies to Build Community and Engage Neighbors
 - a. Movie nights
 - b. Workshops like tenant rights
 - c. New activity center in Tower 34 Basement
 - i. Book clubs, sewing clubs, writers groups, Mahjong nights, etc
 - ii. Workshops on resume building, etc
 - iii. Give-a-book, take-a-book
 - d. More community events- Easter Egg hunts, Passover, potlucks
 - e. Communication Boards for Garden Homes
 - f. Events/ Community SwipSwap

3. Guest Speaker Updates, possibly including:
 - a. Asm. Rick Chavez-Zbur, AD 51- tabled
 - b. Katy Young Yaroslavsky, CD 5- Michelle Flores
 - i. Wildfire Eviction Protections resolution is in process but back in committee for revision
 - ii. Vandalism, street light issues go through BSL and they are servicing The PLB neighborhood (call 3-1-1) and Michelle asks to notify her too: michelle.flores@lacity.org so she can support to ensure it is services
 - iii. March 7th Tax Prep Day at the Korean Resource Center for all residents- must earn under \$67,000 to receive the free tax prep service
 - iv. LA County Residents have until October 15th to file and pay federal taxes under emergency orders due to the fires
 - c. Daniel Park, Supervisor Holly J. Mitchell's office - tabled
 - d. Academy Museum – Eden Bui (or colleague)- tabled

4. Strategies to increase membership in PLBRA
 - a. Stop charging for membership.
 - i. Paying for membership is probably one of the biggest impediments to increasing membership. In 2024 there was only \$4,000 collected in memberships.
 - b. Find a way to make all tenants members of the Association. That would automatically make over 10,000 members.
 - c. Create a new donor committee to bring in money
 - d. Find a way to get contact info for all residents in Park La Brea - preferably email, snail mail in a pinch

- e. Approach Councilperson Yaroslavsky about getting a list of registered voters and possibly even residents for our mailing list.
- f. Approach the local newspapers about buying their mailing list for Park La Brea.
- g. Have the board go door-to-door to invite people to the meetings and tell people they are automatically members of the group at no charge.
- h. Post the agendas for the meetings in public areas of each complex.
- i. Host an event like a concert for PLBRA members that incentivizes neighbors to join to do something fun
- j. Bake Sale/ Cake Walk Community Event and Fundraiser or Artsy Fartsy Chili Cook Off
- k. Block Captain Program to unite each courtyard or Tower
- l. Walking Man Flyers
- m. Word of mouth to come to the next meeting

5. ByLaws Revisions

a. Proposed amendment from Chelle

(g) There shall be no discussion of qualifications, character, or personal attacks, made against prospective PLBRA board of directors' candidates, or for that matter, endorsements of self, or others, otherwise known as "campaigning" during official board business meetings. These types of statements, discussions, and materials shall be confined and limited to the candidate forum sessions and are not to be addressed during general monthly board of director meetings or other public special meetings

- Motioned by Chelle, seconded by Tobi
- Discussion: Chelle shared it will make meetings more concise and be more inclusive and positive in public meetings; Nicole asked about the candidate forum and Chelle clarified that is carved out; Mike wants to support Freedom of Speech; Tobi hopes this would make the meetings comfortable, positive, and inclusive
- Dan motioned to table- Holly seconded. No Discussion- Motion tabled 9-0

b. Discussion to allow same-day voter registration

- i. Yes to bring back

c. Discussion to change quorum to 25% instead of "majority" for the purpose of running the election or option 2 which is that quorum is met since all members receive the proxy form.

- i. Yes to bring back quorum + proxy form and meeting/election notice

6. Committee Updates: **Limited to 3 minutes per committee**

a. Community Services Committee: Follow up on meeting with Aryn/Chuck, Fire Relief, Seniors Activities, EV Charging Update

- i. Fire Relief is disasterassistance.gov
- ii. Seniors Committee will have their first meeting March 11th at 6pm and if you want to join, email parklabreara@gmail.com to join to do an event for seniors once per month

b. Communications Committee:

- i. Social media: Ashley will now run MailChimp; PLBRA website is updated

ii. Newsletter Timeline:

| Print Month | Content & Ads Due | Print to Kay | Delivery |
|-------------|-------------------|---------------|-----------|
| March | February 12th | February 19th | March 1st |

li. Suspension after March 1st due to cost; Subscription only with digital to list serv starts June 1st

- Holly will take over newsletter advertising management and Dan can help. Melissa (member) also offered to help

c. Security & Safety Committee- tabled

d. Wellness Fair Committee

i. Spring Date- May 18th

ii. Join the committee by emailing secretary@plbra.org

e. Member & Community Engagement Committee- see above

f. Fundraising/Strategy Committee-

i. TVC pledged \$1500 and Hackman is coming March 6th for a community forum

g. Movies Committee

i. Will be resuming showing movies in late March- email henry@plbra.org

h. Renters Rights Committee

i. Preliminary discussion of State Attorney General's case against RealPage and class action lawsuits against RealPage/Bilt

ii. Bilt concerns and access to drop boxes or in-person payments

1. Can Katy Yaroslavsky's office help support our formal opposition to closing drop boxes and refusing to take correspondence by hard copy

2. LA Rent Stabilization Ordinance protects residents from reduced services and eliminating rent payment methods is a reduction of services

a. File a complaint with the Los Angeles Housing Department [here](#)

b. Host a special meeting to raise awareness

3. Notice to pay Feb 1st rent arrived at someone's home Feb 4th, after rent was due

4. Notice of default also shuts off electronic payment option so then you cannot remedy to pay; credits from prior months are no longer showing on the next month's statement

iii. Renter's Rights Workshop TBD

7. President's report

a. Motion that PLBRA oppose management's refusal to accept the submission of forms in any methods other than electronically

i. Seconded by Holly. 7-0 (Ashley absent)

8. Vice President's Report

a. Thanks to those who unpacked the office

b. Next step is to tackle turning the Old Library into a new Activity Center

9. Treasurer's Report-

a. Cash Flow

| Month | Dec | Total for 2024 | 2025 | |
|--------------------------|---------------|----------------|-------------|-----------------|
| | | | Jan | Feb (projected) |
| Starting Balance | \$ 13,208.38 | \$ 26,247.87 | \$ 8,186.47 | \$ 7,666.14 |
| Deposits/Credits | \$ 1,360.00 | \$ 2,116.70 | \$ 510.00 | \$ 5,280.00 |
| Membership Dues | \$1,360.00 | \$2,116.70 | \$ 510.00 | \$250.00 |
| Advertising | \$0.00 | \$0.00 | \$ - | \$5,030.00 |
| Expenditures | \$ (3,541.91) | \$(20,178.10) | \$ (130.33) | \$ (1,030.33) |
| Gsuite | \$ (86.40) | | \$ (86.40) | \$ (86.40) |
| Black Sheep | | | | |
| Mailchimp | \$ (26.50) | | \$ (26.50) | \$ (26.50) |
| Zoom | \$ (17.43) | | \$ (17.43) | \$ (17.43) |
| Weebly/Square annual fee | | | | |
| Network Solutions | | | | |
| Altshuler | | | | \$ (900.00) |
| Newsletter printing | \$ (2,611.58) | | | |
| Walking Man | \$ (800.00) | | | |
| Member reimbursements | | | | |
| Ending Balance | \$ 11,026.47 | \$ 8,186.47 | \$ 8,566.14 | \$ 11,915.81 |

b. Annual Report: [LINK HERE](#)

10. Secretary's Report

- a. Membership Update-
 - i. 108 current members for 2025 / 47 still not renewed
- b. Angela resigned from the Board effective February 4th and resigns her Treasurer Officer position effective February 14th. We will need a new treasurer
 - i. Bob moved to formally thank Angela for her years of service and assistance in transition. Henry seconded the motion. Motion adopted 8-0
- c. Noted question about changing meeting structure to have bi-monthly zoom meetings as Board Meetings for Board Business and bi-monthly in-person meetings as Community meetings for committees and concerns, no board business at those meetings.
 - i. Community meetings cannot only be negative issues/ must lead with positive
- d. View all upcoming meeting dates [HERE](#)

11. CFO Report-

- a. See Item 6f

12. Current Issues:

- a. How to pay rent; what are our options? What are the problems?
- b. Reports that rent check were lost incl one still lost from 2 years ago/ late fees on lost checks
- c. Residents in garden apartment 23A block:
 - i. water spigots were shut off because one person was washing their car, and their garden is almost dead
 - ii. Not enough washer and driers to begin with and many are broken. Folks come over from tower 48 to do their laundry because they are short as well
- d. Grapefruits fall behind gazebo not cleaned up fruit flies everywhere.
- e. Tower 35 both elevators often down and the some residents are disabled- File a complaint with the Los Angeles Housing Department [here](#)

13. Public Comment by PLBRA Members and Guests

- a. Donald Harris is concerned about awareness of cash flow and the 2024 annual report being filed
- b. Tower 44 Main Floor doesn't have the flow sign of turn right or left- Do This
- c. Concern that management does not answer the phone
- d. Laurant shared that the smoking area in Curson Square smoking area is a fire hazard Do This
 - i. General debris fire hazard
- e. EV Charging ideas- go to chelle@plbra.org
 - i. Infrastructure power is the fundamental issue

14. Good of the Order shared by PLBRA Officers

- a. Next Meeting: March 4th via Zoom

15. Adjourn: motioned by: Nicole, seconded by Tobi. Meeting adjourned 8-0 at 8:36pm