



January 2025 Membership and Board Meeting Agenda
Thursday, January 16th, 2025
7:00 pm via [Zoom](#)

1. Greeting and Meeting Opening
 - a. Called to order at: 7:02
 - b. Members Present: Bob, Angela, Chelle, Nicole, Tobi, Henry, Holly, Mike, Ashley, Dan
 - c. Members Absent: Walter
 - d. Approve December meeting minutes
 - i. Dan motioned, Angela seconded. No discussion, 8-2
 - e. Approve Jan 12th Annual Meeting minutes
 - i. Mike motioned, Dan seconded.
 - ii. Angela motioned to table, Dan seconded. 7-0-3
 - iii. MInutes tabled

2. Board Elections Results
 - a. Elections Update-
 - i. 11 candidates were elected and the report from the Inspector of Elections can be viewed [HERE](#).
 - b. Appoint Vacant Director Positions:-
 - i. Not necessary since the election was concluded

3. Board Elections for Officers
 - a. President
 - i. Nominations: Angela, Bob
 - ii. Candidates shared their goals
 1. Angela shared she has served all roles, reestablished relationships with management, built and brought digital tools to the Board, and wants to create a greater sense of organization and team to the Board members themselves. She also has a track record of managing and organizing online teams
 2. Bob shared he has been president for the last few years and would intend to continue his work. He believes motivation is key and has worked to ensure board members feel motivated to stay on the board even during disagreements. He also feels his political contacts are best delivered when they live within the title of president and his concern is that a different officer position will not carry the same weight.
 - iii. The vote was 4 for Bob, 2 for Angela, and 4 abstentions: Bob is elected President
 1. Holly- Bob
 2. Chelle- Bob
 3. Nicole- Abstain

4. Angela- Angela
5. MIke- Bob
6. Tobi- Abstain
7. Henry- Abstain
8. Bob- Bob
9. Ashley- Abstain
10. Dan- Angela

- b. Vice President
 - i. Nominations: Ashley (Angela declined)-
 - ii. Vote: 10–0. Ashley is elected vice president
- c. Secretary
 - i. Nominations: Nicole
 - ii. Vote: 10-0, Nicole is elected secretary
- d. Treasurer
 - i. Nominations: Angela
 - ii. Vote: 10-0. Angela is elected treasurer
- e. Bob motioned to create an office of Chief Fundraising Officer, Chelle seconded.
 - i. Discussion- this role is vital and on all board members to achieve it
 - ii. Vote: 10-0
- f. Bob motioned to name Holly Alsop as Chief Fundraising Officer.
 - i. Vote: 10-0 Holly is the Chief Fundraising Officer
- g. Dan requested job descriptions and Angela agreed. Angela echoed we need this structurally and the action step is for each officer to submit a draft to Dan within 2 weeks

4. Board Committee Assignments:

- a. Community Services Committee: Chelle, Tobi
- b. Communications Committee, Angela, Ashley, Nicole, Dan
- c. Newsletter Coordinator- Nicole & Ashley
- d. Security & Safety Committee- Walter
- e. Wellness Fair: Nicole, Tobi, Chelle, Holly
- f. Member & Community Engagement Committee- Chelle, Angela, Ashley, Nicole, Holly, Henry
- g. Fundraising/Strategy Committee- Angela, Holly, Dan, Nicole, Bob
- h. Movies Committee- Henry
- i. Renters Rights Committee- Mike, Tobi, Henry, Bob
 - i. BILT@plbra.org for issues, experiences, and concerns

5. ByLaws 2025 -

- a. Future suggestions on Voting Guidelines
 - i. Same day registration/voting with provisional ballots & have PLB verify after then certify?
 - ii. Lower Quorum to 25%
 - iii. Establish that Quorum is met since all voters receive a Proxy Form
- b. Amendment

- i. For consideration: For the sake of professional decorum (*especially given the prestigious government guest speakers and community leaders we have hosted*), time (*as our meetings are long enough already and campaigning for or against someone prolongs them*), and to foster an environment of inclusivity, positivity, and encourage public participation (*not deter it*)
- c. Questions?

6. New PLBRA Office- update

- a. New space to set up
 - i. Holly will take the lead and recruit volunteers
 - ii. PLBRA does not currently have liability insurance
 - iii. Members will help so Holly and Nicole will circulate a date
 - iv. Chelle suggested Holly inquire w/ PLB under their umbrella
 - v. Mike will encourage w/ the Hartford
- b. Propose Library be converted to activity center.
 - i. PLB can supply tables and chairs
 - ii. Need to organize book sale

7. Current Issues:

- a. 96-hour rule is not revoked per response from Alice.
- b. TVC LA City Council Meeting 1/7 - Holly and Bob
 - i. It was approved and is moving forward
- c. Mike H Town Hall 1/ 8 - postponed
- d. Can we add the Neighborhood council to the town hall? New date coming.
- e. Outreach and tenants' rights presentation - Henry
 - i. Henry will offer tenant rights sessions to inform residents
- f. BILT research + resident feedback - Angela
 - i. BILT@plbra.org for concerns and feedback is now active

8. Guest Speaker Updates, possibly including: - Tabled

- a. Asm. Rick Chavez-Zbur, AD 51
- b. Katy Young Yaroslavsky, CD 5- Michelle Flores
- c. Daniel Park, Supervisor Holly J. Mitchell's office-
- d. Academy Museum – Eden Bui (or colleague)

9. Committee Updates:

- a. Communications Committee:
 - i. Social media:
 - 1. Continued postings
 - 2. 7400 views and 112 interactions in the last month
 - 3. 6 new followers to our group
 - ii. Newsletter Timeline:

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

b. Community Services

- i. Meeting with Aryn Update (Pool, Activities Center/Theater use, Misc/other)
 1. Request to meet with Aryn & Chuck has not occurred yet (this effort will continue)
 2. Aryn is open to supporting senior meetings in the theatre and will train Chelle/Tobi on theatre use
 3. Jhe shared he will add new equipment and classes and is working on cardio equipment maintenance
- ii. Follow up on the Anthem OTC Card for gym/FSA card use for payment-LOMNs
 1. Jhe said it can be used if you get a "Letter of Medical Necessity"

c. Security Committee- tabled

d. Movie Committee

- i. Need to check on dates; will start in Feb if possible.
- ii. Post flyers on the board outside the gym for members who do not have digital access

10. President's report

- a. Utility Transparency Report Back is two years past due. Bob is continuing to bring this up directly with City Council members.
- b. Rent Drop Boxes will be closed so check payments will need to be dropped off to the front desk during their office hours who can reach accounting or mail it via USPS
 - i. Bob motions that PLBRA formally oppose the closure of the rent boxes, Tobi seconded, No discussion- Motion passed 10-0
 - ii. Still some issue around even whether BILT will accept mid-month payments and partial payments
- c. We need endorsement action for MidCity West Elections by February 14th to make the March newsletter

11. Vice President's Report-

- a. No new actions to report but monthly meeting with Aryn resuming

12. Treasurer's Report-

- a. [See attached document for Year End Cash Position Sheet](#)



- b. Annual Report will be presented at February meeting
- c. Fundraising Update
 - i. Hackman Capital Proposal
 - ii. Holly and Angela are still working on this lead

1. The initial offer from them is for \$1500 at this time and they will follow up a sponsorship package

13. Secretary's Report

- a. Shared Drive Orientation
- b. PLBRA and Contact List- CONFIDENTIAL
- c. PLBRA Board Officer Contact Sheet- Website
- d. Membership Update-
 - i. 102 Paid/Active members for 2025
 - ii. 139 paid members for 2024
 - iii. Renewals update: 53 members have not renewed yet.
- e. View all upcoming meeting dates [HERE](#)- Meetings are moving to Tuesdays

14. Public Comment by PLBRA Members and Guests

- a. Donald asked about going electronic for the newsletter due to the financial reality we face. Chelle and Nicole echoed the concerns and want to bring this issue back
- b. Donald shared that re insurance he used to work with PLBRA and it is required by management to list PLB secondarily to indemnify them
- c. Chelle raised PLB was featured on Spectrum One for fire efforts and fire relocation bringing in new neighbors. She can help connect people who have items to donate. She also raised the issue of those who lost their jobs due to the fire burning down those businesses or drastically reducing attendance in the service industry. PLB Mgmt said they would waive the lease breakage fee for anyone who has been impacted by the fire.

15. Good of the Order shared by PLBRA Officers

- a. Next Meetings:
 - i. TUESDAY February 4th in person

16. Adjourn: motioned by Nicole, seconded by Dan. Vote: 10-0. Meeting adjourned at 8:37pm