



January Membership and Board Meeting Agenda

Tuesday January 17th, 2023

7:00 pm

Zoom Meeting ID: 858 215 9044

Or click [HERE](#)

1. Greeting and Meeting Opening
 - a. Called to order at:7:04pm
 - b. Members Present: Bob, Nicole, Angela, Mark, Ramiro, Chelle, Tobi (arrival at 7:55pm)
 - c. Members Absent: Kirk Henry, Tobi Levine, Walter Marlowe
2. Approval of minutes
 - a. December 6th Meeting Minutes
 - i. Motioned by Nicole. Seconded by Mark. Minutes Adopted unanimously
 - b. January 8th Meeting Minutes
3. Interim Board of Directors Appointment for Current Vacancies pending the results of the 2023 election:
 - a. Motioned by Robert Shore, Ramiro Seconded. All subjects of the Motion had indicated their willingness to accept the appointment. Motion passed unanimously
 - i. Alexis Juday-Marshall
 - ii. Michael Lee (arrival at 7:46 p.m.)
 - iii. Amanda Lipsey
 - iv. Walter Marlowe (not present)
 - v. Yuri Angie White
4. 2023 Board of Directors Elections Action Plan
 - a. Quorum of 76 voters not met on January 8, 2023, Current Directors terms will continue pending the concluded election. It will take 45 votes for a candidate to be elected.
 - i. 26 votes short
 - ii. 50 votes gathered; 100 non-voters
 - b. How to Continue the Election? Plan:
 - i. Nicole will solicit ballots via email to solicit- Round One
 1. Instructions are to share: email to Bruce; print, envelope, sign under Tower 39 door; smail mail to Bruce- sign envelope,

2. Deadline Postmarked or Received by January 23rd.
- ii. Mail ballots (if needed)- Round Two- mail ballots to the missing members after January 25th
- iii. Motioned by Angela, Seconded by Amanda. Motion passed 9-0

5. Current Issues:

a. Updates from PLB Management:

- i. PLBRA invited to return to showing movies in the theater on Thursdays:
 1. Should we do this?
 - a. AManda shared it can be a membership drive opportunity in response to Wendy's question.
 2. When would it start to allow for advertising?
 3. Movie Selection
 4. Committee/Who will lead this?
 - a. PLB wants to control the tech. Sylvie endorsed Mark to be allowed to run the tech; Ramiro willing to be a back up
 - b. Esther, Holly, Mark, Ramiro, Chelle
 5. How can we monetize this? Sell snacks? Etc?
- ii. Super Bowl Feb 12th:
 1. Do we want to partner with PLB To host?
 - a. Mark Motioned No, Seconded by Amanda. Motion passed 7-2
 - b. They requested we get a one-day liquor permit (cannot sell it)- excellent membership drive opportunity?
 - i. Ramiro can research the liquor permit process
 - ii. Chelle fears the liability and undertaking of hosting a liquor permit
 - c. Separately regarding upcoming events and movies we need to expand our liability coverage and determine if we can ride on PLB's insurance or if we need to expand our own. Angela wills share some research with Mark

6. Committees Updates:

a. Digital Services Committee

1. Suggest meeting only when there are issues that can't be resolved in board meeting
2. Suggestion from Bob to post Renter's Rights Resource list on site
3. <https://www.midcitywest.org/homelessness-refugees-renters>
4. Open floor for any potential topics in this area
5. Mark explained the meeting will meet as needed as opposed to monthly

b. Current Committees to Consider at the February Meeting:

1. Digital Services
2. Fundraising

- 3. Community Amenities
 - 4. Newsletter
 - 5. PR
 - ii. Events
 - iii. EV Drivers
 - iv. Ad Hoc such as elections
7. Guest Speaker Updates, possibly including: - TABLED
- a. Senior Lead Officer Schube, LAPD-
 - b. Katy Young Yaroslavsky, CD 5-
 - c. Adam Schiff's Office
 - d. Daniel Park, Supervisor Holly J. Mitchell's office-
8. President's report
- a. Bob is communicating with Tabatha Yelos regarding the Keep Los Angeles Housed Coalition and Amanda will join him on this topic
 - b. Proposed Play as a Fundraiser through Holly Alsop:
 - i. Visions of Possibility to uplift women. Offering a One-Woman Show called "Mamaisms"
 - ii. Bob motioned to have PLBRA to endorse showing the show and collaborate support with PLB. Seconded by Nicole.
 - 1. Discussion: Angela wanted to know what PLBRA's tasks and expectations would be. Holly stated that they can add the PLBRA event to the insurance liability- PLBRA would help with publicity and management liaison. Opportunity to host a membership table and can cross-promote. Holly will supply a prospectus. Mike asked who can see or preview the play in advance
 - 2. Ramiro moved to table the decision until the next meeting to provide time for reviewing materials. Mike seconded.
 - a. Discussion: What is the reason to defer? Do we have time? The play date would be May/Mother's Day. Amanda thinks it is a great idea but wants time to do due diligence.
 - b. Motion passed 10-1
 - 3. Holly will send the prospectus to Nicole who will forward it to the Board
- c. Order of Payments:
 - i. context: Rent owed through August 2021 can be sought in small claims court/not evicted. Debt after August 2021 can lead to eviction.
 - ii. California Law requires that you to declare payment purpose or they can apply new payments to the "protected debt" to the renter's detriment for cause of eviction.
 - iii. Bob wants to advocate for a law that would declare that would apply the back payments to the unprotected debt first.

1. Bob motions that PLBRA endorse this proposal for legislation.
Mike Seconded.

- a. Discussion:

- i. Points of Clarification: Chelle added that tenants can declare and that if the landlord does not follow that directive, the tenant has protection; Does the current law require a declared timeline? Bob explained that PLB can interpret as chosen upon receipt.
- ii. Amanda clarified if Bob is writing the legislation or if he has a sponsor yet. Bob clarified that he is seeking sponsors at various levels of government now.
- iii. Jonathan Evenas asked if we can proactively seek support from management pending the outcome of legislation because it would be faster and protect people more efficiently. Bob doesn't want to raise the issue to Mgmt in case they haven't "Thought of it yet" in terms of using this leverage against neighbors. Nicole suggested that if the City Council does not pass the law before the eviction moratorium ends, that we do partner with management to try to protect neighbors.
- iv. Amanda also suggested that we could use our influence to educate neighbors directly. Bob was skeptical since payments may not be able to be re-applied retroactively to the unprotected debt.
- v. Bob shared other partnerships and resources as well

- iv. Motion passed 11-0

9. Vice President's Report

- a. Wrapping up newsletter duties/ Transition plan for the newsletter committee
 - i. With Angela's resignation, call for new committee members to handle layout and production especially. Bob offered his personal thanks
 - ii. New Committee Members: Standing Issue of who will serve. Notify Bob if interested in joining this committee
 1. Alexis and Amanda are willing and Angela will reach out to them
- b. Working on getting more signatures on the no-smoking in parks petition
 - i. Hundreds of signatures collected. Any new ideas to gather more signatures are welcome- Live link to post on NextDoor and Social Media outlets
 - ii. Mike expressed concern about legality
- c. Prepping for fundraising activities.

- i. Goal to build financial independence and solvency
- d. Looking forward to focusing on liaising with PLB management this year.

10. Treasurer's Report

- a. Bank Balance, P&L for 2022
 - i. Current balance around \$31,000
 - ii. Mark is preparing the 2022 annual report but the general summary is an expenditure of \$21,000 in 2022.
 - iii. Membership Dues raised \$2000
 - iv. Advertising in the Newsletter raised \$15,000
 - v. Newsletter Expenses were \$34,000
- b. CRM report
 - i. Clean database
 - 1. All dues payments are recorded here
 - 2. ~40 duplicates merged
 - ii. 663 opt-ins, synced with MC
 - iii. ~69 members paid since 10/1/22
- c. What is cutoff date for ads in Feb newsletter
 - i. Will continue fwd all info to newsletter@plbra.org and tell advertisers to do the same
 - ii. Mike and Ramiro advocated to stop printing the newsletter
 - iii. Hope is to push a February newsletter to mid-month- Mark will help gather those advertisers

11. Secretary's Report

- a. 2023 Voting Roster= 150 Members
 - i. 50 attended/voted/proxy. We needed 76 for Quorum
- b. 72 Members for 2022 have not renewed for 2023.
 - i. I will continue to contact them to request/encourage renewal (50% have renewed)
- c. 2023 roster is currently at 84 paid members
- d. Youtube page: <https://www.youtube.com/@parklabreaRA>

12. Public Comment

- a. None

13. Good of the Order

- a. Bob intends to request PLRBA to take a position in the MidCity West elections at a future meeting
- b. Bob intends to pursue ByLaws changes for future elections
- c. February 7th at 7pm at the PLB Theatre. Bob will make the reservation through Sylvie. Mark will run sound.

14. Adjourn: Nicole Motioned; Mark Seconded, Adjournment passed at 8:37pm