



January 2026 Board Meeting Agenda
Tuesday, January 20th, 2026
7:00 pm via Zoom

1. Greeting and Meeting Opening
 - a. Called to order at: 7:03pm
 - b. Members Present: Bob, Ashley, Nicole, Dan, Henry, Tobi, Walter, Jordan
 - c. Members Absent: None
 - d. Approve December 2025 meeting minutes
 - i. Walter motioned, Nicole seconded. No Discussion- Minutes adopted 8-0
 - e. Approve Jan 11, 2026 Annual Meeting minutes
 - i. Walter motioned, Ashley seconded. No Discussion- Minutes adopted 8-0
2. Board Elections Results
 - a. Elections Update- Election Certified. Results [HERE](#)
 - i. Nicole noted a math error on Jordan's percentage, not changing election outcome
3. Board Committee Assignments:
 - a. Community/Senior Services Committee- [Jordan and Richard Katz to join Tobi & Donald Harris](#)
 - b. Communications Committee- [Ashley & Nicole](#)
 - i. The [next newsletter](#) is looking for writers! The planned deadline for articles is 1/30 with a publication date of 2/07 (perfect for Valentine's themed submissions!)
 - ii. Next Tenants Rights presentation will be on 02/05 at 7PM
 - c. Security & Safety Committee- [Walter, Steven Marchand](#)
 - d. Events Committee (Wellness Fair, Elections Information Fair, etc)- [Nicole, Bob, Ashley, Tobi, Dan](#)
 - e. Member & Community Engagement Committee- [Bob, Ashley, Walter, Dan](#)
 - f. Fundraising/Strategy Committee- [Holly, Richard Katz, Patrick Sirois](#)
 - g. Movies Committee- [Henry, Richard Katz](#)
4. ByLaws 2026 -
 - a. Will investigate if Record date can close at the close of the annual meeting as opposed to the end of the day of the annual meeting.
5. Insurance
 - a. PLB management now requiring PLBRA to carry \$1M liability insurance- research continues to empower PLBRA to be able to hold in-person meetings or events
6. Current Issues: tabled
7. Guest Speaker Updates, possibly including:
 - a. Asm. Rick Chavez-Zbur, AD 51- tabled
 - b. Katy Young Yaroslavsky, CD 5- Michelle Flores- tabled

- c. Daniel Park, Supervisor Holly J. Mitchell's office- tabled
- d. Academy Museum – Eden Bui (or colleague)- tabled
- e. Metro- Ned Racine-
 - i. Opening events will be held at each station as they open
 - ii. Query as to why the Fairfax station wasn't pre-planned to open on the museum side. Ned will investigate
 - iii. Rail line is complete and station punch list and testing are underway
 - iv. Opening dates for the stations are still TBD for Section 1 that goes west to La Cienega (in section 1). Section 2 is supposed to open mid-2027 and section 3 in fall-2027
 - v. Future questions, please contact Ned Racine, racinen@metro.net, 213.418.5993

8. Committee Updates:

- a. Community/Senior Services Committee
 - i. Committee will meet and form some priorities for this year
- b. Communications Committee
 - i. The [next newsletter](#) is looking for writers! The planned deadline for articles is 1/30 with a publication date of 2/07 (perfect for Valentine's themed submissions!)
 - ii. Next Tenants Rights presentation will be on 02/05 at 7PM
- c. Security & Safety Committee
 - i. Walter still wants to push forward with modernization of car/gate access system
- d. Events Committee - Elections Forum
 - i. April 26th- concern to promote without insurance- can use special event insurance as a back up plan
 - ii. Committee members meeting- Feb 2nd at 6:30pm?
 - iii. Call for committee members
- e. Member & Community Engagement Committee
 - i. Idea to tie a membership drive to promotion of fundraising for movie nights
- f. Fundraising/Strategy Committee
 - i. Substantial large unanimous donation at the end of 2025
 - ii. Look for donation link on GiveButter- Bob will match any contributions between now and Feb 28th- up to \$1,000 total match
- g. Movies Committee
 - i. TBD theatre access and investigating virtual watch parties

9. President's report

- a. Utility overcharges: ACTION ITEM: Motion to formally request the raw data used to calculate the correction with each resident directly.
 - i. Bob motioned, seconded by Nicole. Discussion: None, motion adopted 8-0
- b. Motion that PLBRA formally request that management informs former residents of the overcharge and offer them the same refund
 - i. Motioned by Bob, Seconded by Henry. Discussion: None- motion adopted 8-0
- c. Council File 22-0178, Utility Pass-Through Transparency: Report and ACTION ITEM: Motion to add to the Housing Department's report a requirement that the accuracy of utility billing be verified before landlords are allowed to apply the proposed one-time rent increase in exchange for loss of ability to pass through utility bills that are master metered.
 - i. Bob motioned, seconded by Walter, Discussion- would the rent-control cap of 4% apply to utility hikes? Yes. Motion adopted 8-0.

10. Vice President's Report-

- a. Congratulations to all appointed board members! Would like to plan team strategic meeting / goal-setting dinner
 - i. Plan is to do it at Descanso's
- b. Weekly zoom "office hours"
 - i. Space for residents to join in and voice the things they need
- c. Jordan's idea of a WhatsApp is great and I'd like to collab and get this done across the towers/gardens
- d. Assisting resident with Bilt challenges / missing rent
- e. Researching insurance to have events reinstated
 - i. Bob motioned to increase the PLBRA insurance allocation to an amount not to exceed \$1500 for the purchase of insurance for the 2026 calendar year. Seconded by Nicole. No Discussion. Motion passed 8-0

11. Treasurer's Report-

- a. Bank of America Transaction Record [HERE](#)
- b. Annual Report for 2025 [HERE](#)

12. Secretary's Report

- a. Membership Update- Overall Membership is Down across all metrics
 - i. 70 Paid/Active members for 2026 (down from 102 at this time last year)
 - ii. 127 paid members for 2025, down from 138 in 2024
 - iii. Renewals update: 58 members have not renewed yet
- b. View all upcoming meeting dates [HERE](#)-

13. Public Comment by PLBRA Members and Guests

- a. Donald gave a commendation to Sam for his service as Treasurer
- b. Dan has an idea to flyer under resident doors
- c. Linda offered voter assistance for our upcoming event
- d. Patrick raised a concern about no street lights
- e. Burnside Circle fountain will not be replaced

14. Good of the Order shared by PLBRA Officers

- a. Next Meetings:
 - i. February 3rd on Zoom

15. Adjourn: motion to adjourn by Nicole, seconded by Walter. Meeting Adjourned at 8:12pm