



Board Meeting Agenda
May 3, 2022
7:00 pm
VIA ZOOM Meeting ID: 844 9174 1297
Or click [HERE](#)

1. Greeting and Meeting Opening
 - a. Called to order at 7:01pm
 - b. 7 members are present, Tobi is absent
2. Approval of minutes
 - a. Motioned by Angela, Seconded by Mark. Minutes adopted 7-0
3. Senior Lead Officer Schube, LAPD - updates shared by Detective Arnold:
 - a. Shared that our area is “target rich” due to the density of cars on our property.
 - b. Catalytic Converter thefts is one of the hot topics in LA and especially in the Wilshire district.
 - c. Detective shared that converters need to be marked with a VIN or license plate to help identify and confirm that they are stolen to achieve prosecution of offenders
 - d. There is an upcoming initiative to increase the severity above the base property crime statute it now falls under
 - e. To prevent catalytic converter theft you can attend the etching event day on May 14th at S&J Tow to have your VIN etched on your converter. You can also buy a shield or cage to deter (though they can still be cut through).
 - f. This is most likely in a Honda Element or a Toyota Prius and it only takes 25-80 seconds to cut out your catalytic converter.
 - g. Video surveillance is a deterrent but these thieves are bold and less concerned with time of day or how many people are around.
 - h. Try for high light areas, park up against a wall, use a loud alarm
 - i. The Wilshire division averages 24-40 auto related theft/burglary instances per week and catalytic converters are about 20% of that total (on average).
 - j. Resident Jeff Eissenstat asked for statistics to help advocate for increased security from our own property management.
 - k. Residents can submit concerns to wilshireautos@lapd.online
4. Candidate Introduction: Mike Feuer- Current City Attorney and Mayoral Candidate:

- a. Mr. Feuer shared that he is a neighbor of PLB and wants to reinforce that he has served in several roles with distinction and won a top award as a public law firm while managing the city attorney's office.
 - b. Mr. Feuer is the only candidate with executive public leadership experience and as a legislator. Majors are executors and he will work to set priorities, set measures for success,
 - c. Focus on fighting for families, seniors, and kids. Big issues: homelessness, public safety, housing, education, climate crisis. Will work to accomplish all of his goals that he ran on.
 - d. Gave several examples of strategies to combat the housing crisis and root causes of homelessness.
5. Candidate Introduction: Louis Abramson, running for State Assembly District 51:
 - a. This district includes WeHo, Santa Monica, Beverly Hills, over 500,000 residents in total.
 - b. Mr. Abrahamson has been serving to personally help residents in need and wants to bring these issues to Sacramento. He believes California can do better to combat stories like these.
 - c. He believes his personal experiences and service experience helps him understand real needs. Example- he is a renter and over 67% of people in our district rents. The current state legislature has 3 renters and 0 scientists. He believes his view is needed.
 - d. Example: mobilized volunteers to feed and check on 8,000 senior neighbors. He also led the homeless count in Hollywood.
 - e. Example: Non-profit Hollywood Forward as a model of how to bring together a coalition to make change and do better.
 - f. This is an open seat due to redistricting - wants to be our leader to make this change
6. Rob Fisher, CD 5- updates- Tabled.
 - a. Rob Fisher is now with the mayor's office. Awaiting news on our new field rep
7. Jennifer Harbeck, field rep for CA33 - Ted Lieu - updates - tabled
8. Daniel Park, Supervisor Holly J. Mitchell's office- updates- tabled
9. May 15th Candidate Forum Logistics
 - a. Interested Helpers: Nicole, Mark, Angela, Chelle, Melissa can help pre-plan
 - b. How will neighbors be notified? We will send out emails, post signage, Bob mentioned in Newsletter
 - c. We will record and share the link
10. Key Access to the PLBRA Office

- a. Chelle requests that all Board members have keys to access the PLBRA office so that everyone can access the meeting space, supplies, etc.
- b. Motioned by Chelle, Seconded by Angela. Discussion: Bob expressed past concern about access. Angela shared that a policy could be changed if future issues arise and we have a mature Board who can and should have access. Motion passed 7-0.

11. PLBRA Office Clean Up

- a. Current space is outdated. Can we pull together a clean up day in May or June
 - i. Includes cleaning up PLBRA storage units
 - ii. The clean up day will not impact computers or printers
- b. Angela will follow up to coordinate volunteers and a work date

12. President's report

- a. Mid-City West update: Bob is now the Zone 6 Rep.
- b. Utility Pass-Through Transparency update
 - i. Echo Park Neighborhood COuncil has also signed on.
 - ii. Abundant Housing LA is investigating now if they will join as well
- c. Potential effect of *Keen v. City of Manhattan Beach* on AirBnB prohibition.
 - i. We do not yet know if this will effect the legitimacy of the LA Ordinance and its possible impacts on Park La Brea.
 - ii. Bob is working to get the City Attorney's office and other city officials to be proactive in questioning whether our ordinance is still valid instead of waiting for a court adjudication

13. Vice President's Report

- a. Fundraising Update
 - i. We can fundraise but contributions are not tax deductible donations
 - ii. Looking to begin with the California Community Foundation to see if we can apply for grants and develop other entities that we can pursue
 - iii. Bob also suggested we can again gain funds for the theatre re-opening, however Angela and Bob discussed the conflict of interest to be financially reliant on management.
 - iv. Chelle shared that she called legal search organizations and applied for free legal assistance through a community development project.
- b. Outreach Update/Earth Day Event:
 - i. Thanks to Melissa, Randi, Dan who came to help
 - ii. We added 40 new email names, 3 members who renewed
 - iii. Over 700 people on the email list with over 650 active names
- c. Report on PLB Plans to Make Property Non-Smoking- Board Position Opportunity
 - i. Request for the Board to support Management's efforts to convert PLB to a non-smoking property.

- ii. Aryn shared all new leases will have a non-smoking clause to ban smoking within apartments. ~~Will also include this language in lease renewals as they all come due~~
- iii. Prime and PLB are committed for this to increase marketing as an upscale luxury property
- iv. Non-smoking guideline would maintain outdoor designated smoking areas but ban smoking in apartments and shared indoor spaces.
- v. The property is still investigating how this policy would apply to medical marijuana that is documented.
- vi. Angela motions that the PLBRA Board support this change. Mark Seconded. 5 Yes- 1 Opposed- 1 Abstain. The motion passes.

14. Treasurer's Report

- a. Current accounts: We have \$2,000 in checking and \$42,000 in reserves
- b. We lose around \$2,000/month on the newsletter
- c. Last month the newsletter raised \$1100 in ad sales and cost \$3,000 to produce
- d. Membership dues will come in at the end of the year so we need to do some financial planning while we continue to produce the newsletter
- e. Look for places to save: Do we need DropBox ~~and Google Drive~~? Do we need to print 250 extra newsletter copies per month, we could re-evaluate grandfather rates on newsletter sales
- f. TechSoup.org provides computer/tech support for non-profits but we are not eligible as a 501(c)4. Right now we save 20% of QuickBooks through Black Sheep.

15. Secretary's Report

- a. Membership Roster Reconciliation Update:
 - i. Once we reconcile payment dates we will notify those who have expired and offer them renewal

16. Committee Updates:

- a. EV Charging Update
 - i. Though the PLB pilot program looked costly at first glance, in practice (for Kirk) it has added about \$90 per month to the cost of a regular garage space, or about the price of one tank of gas.
 - ii. PLB management has added chargers for the Garden Apartments to its priority list, influenced in part by our discussions. No dates are set.
 - iii. The Residents Association will become a significant participant in this conversation if our EV Charging Survey yields statistically significant results.

17. Public Comment

- a. Ramiro raised a question around the need to print the newsletter versus electronic. Bob shared it is an important outreach to all residents and Angela

shared that we cannot restrict benefits in return for membership. Mark clarified this also drives ad sales

- i. Nicole suggested a future newsletter really clarify and advertise that PLBRA makes the newsletter and advocate for members
 - ii. Bob suggested translations online
 - iii. Angela clarified that she needs help to make such changes
 - iv. We can follow up with a newsletter committee who can help implement changes
- b. Jeff Eissenstat: Question around digitizing the newsletter suggestion is to move forward with introducing a digital copy in addition for now and make a slow transition over time.
 - c. Allan Spulecki: suggestion to look for high school interns to help. Also suggested we make drops in the laundry rooms

18. Good of the Order

- a. none

19. Adjourn

- a. Motioned by Angela, Mark Seconded, Passed 7-0