

November 2025 Membership and Board Meeting Agenda  
Tuesday, November 4, 2025  
7:00 pm on Zoom

Bimonthly Board Business Meeting Model

1. Greeting and Meeting Opening
  - a. Called to order at: 7:01pm
  - b. Members Present: Bob, Ashley, Henry, Nicole, Tobi, Holly, Chelle
  - c. Members Absent: Walter
  - d. Approve October meeting minutes
    - i. Nicole motioned, Tobi seconded. 6-0-1 (Dan, Chelle arrived late)
2. 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)-
3. Current Issues:
  - a. Dan- Change the web site text from using gray to black.
  - b. Tobi and Nicole both heard from residents about prolonged waits for maintenance help and no response from office/phone when try to inquire
  - c. Excessively Loud Vehicles
  - d. Unit renovations are very loud
  - e. Mold in PLB Mgmt proposed resident space
4. Committee Updates: **Limited to 3 minutes of discussion per committee**
  - a. Community Services Committee-
    - i. Update on Community Room (Ash)
  - b. Communications Committee:
    - i. Shared all recent events (Town Hall, movie nights, greater community events)
  - c. Security & Safety Committee- **Tabled**
  - d. Candidate Information Committee- 2026 Election
    - i. Primary is June 9th- ballots open May 5th
    - ii. Need to confirm date at our November meeting
      1. Target date(s): April 19th is the first choice, April 26th is the second choice
  - e. Member & Community Engagement Committee
    - i. Door-to-door campaign yielded 2 new members
    - ii. Mailchimp efforts on email blast- 1116 sent, 447 opened, 23 new subscribers
  - f. Fundraising/Strategy Committee
    - i. Updates from Holly
  - g. Movies Committee
    - i. Nov. 20 - Wall-E
  - h. Renters Rights Committee
    - i. See item 5
  - i. Senior Citizens Committee-
    - i. awaiting the release of the room and/or pivot to theatre

5. President's report

- a. Motion to take a position on City Council motion to amend rent stabilization ordinance (ACTION ITEM).
  - i. Bob motioned to amend our endorsement of the rent stabilization ordinance to have a cap of 0-3%; Henry seconded. Discussion- Henry commented on needing more housing. Motion passed 8-0
- b. Motion to ask Management to vote in favor of the requested street-light assessment district (ACTION ITEM).
  - i. Bob motioned to endorse PLB Management to vote in favor of Katy Yarovslasky's street-light assessment district to support street light repairs in our area. Tobi seconded. Discussion: Bob clarified that PLB residents can't vote on the assessment and it will only impact owners, not renters, when the fee is assessed. Motion passed 8-0.
- c. Report on asbestos issue.
  - i. Bob will work to garner press interest in this issue
- d. Report on Town Hall.
  - i. Councilwoman Katy Yarovslasky attended and there was strong engagement of the 20-25 or so residents who attended

6. Vice President's Report

- a. Reducing single point of failures - Board to operate actions as "buddy system"
- b. SoS email campaign update
  - i. Sent to 1,116 recipients
  - ii. 477 opens (44.3%)
  - iii. 23 new subscribers (2.06%)
- c. Inbox cleanup - Questions@PLBRA and parklabreara inboxes had 800-1k unread emails. Responded to the latest ones and archived the rest. Will be taking ownership of this moving forward (was not confirmed this was prior responsibility)
- d. Looking into potential board gathering to conduct 2026 planning
- e. Inaugural meeting with Stacy was supposed to be Nov 3rd at 1pm and she cancelled at noon and requested another 2-week delay

7. Treasurer's Report-

- a. Starting Balance: \$7,190.55
- b. Ending Balance: \$7,063.48
- c.

Month:	10
Member Dues	\$50.00
Google Suite	-\$100.80
Mailchimp	-\$57.75
Zoom	-\$18.52
<b>NET CHANGE</b>	<b>-\$127.07</b>

- d. Year-over-year net loss down 87% (year-to-date vs same period 2024)
  - i. Largely driven by overdue advertising proceeds received Q1
  - ii. Future fundraising should target \$3,000/year or better to sustain

8. Secretary's Report

- a. Membership Update-
    - i. 123 current members for 2025
  - b. View all upcoming meeting dates [HERE](#)
  - c. Membership Renewal Season now open- update
    - i. 22 renewed (7 auto), 99 pending
  - d. Annual Meeting and Membership Election of Board Officers for 2026 is Jan 11th at 2pm
  - e. Nominations for Board Officers now open. To run for election/re-election, notify [secretary@plbra.org](mailto:secretary@plbra.org)
    - i. 1 declared candidate so far
  - f. Elections Inspector Motion:
    - i. Bruce Altshuler cost \$950 in 2025
    - ii. Nicole motioned to continue with Bruce. Bob seconded. Discussion: Holly echoed that he is easy to work with. Chelle expressed concern about cost and that it is more than our small group can afford. Sam asked if we are obligated and Bob affirmed we need an independent inspector though it doesn't have to be legal or paid, he finds it has been important in the past. Nicole expressed that it is fiscally irresponsible to spend 15% of our income on this task.
      - 1. **Bob moved to postpone further discussion until the December meeting. Chelle seconded. Motion passed 8-0**
  - g. Resolution to affirm Record Date for Voting Roster
    - i. Nicole motioned to affirm that the 2026 election record date is January 11, 2026. Dan seconded. Discussion: Holly is in support of same-day registration. Motion passed 7-0-1 (Bob abstained)
    - ii. Bob motioned that the deadline to declare intent to run for a 2026 board office is December 12, 2025. Nicole Seconded. Discussion: None. Motion passed 8-0
  - h. Request for Bob to help reconcile voter role regarding late year new memberships to ensure compliance
  - i. Candidate Meet and Greet date via Zoom- Jan 8th at 7pm via Zoom
9. CFO Report-
- a. See 4f
10. Public Comment by PLBRA Members and Guests
- a. Valentina- how do you get help when it is urgent (Maintenance to generate a new ticket- 323-549-5599)
  - b. Michele- concern that you cannot call someone, even in an emergency
  - c. Michael & Marta- received a letter of renters insurance compliance. New letter outlines a \$100,000 liability and name PLB as an additional interested party on our policy or receive a non-compliance fee.
  - d. Dan-Rent payment issues and Loft/Bilt connection failure is very frustrating
  - e. Donald- Donald created the website in 2005 and did a full update in 2010. Donald also stated he does appreciate Bruce but also said that Donald or another qualified person can be the inspector.
  - f. Holly- Resident Experience Team is now in the Leasing office if anyone needs to go see them.
11. Good of the Order shared by PLBRA Officers
- a. Next Meeting: Dec 2nd via Zoom

12. Adjourn: motioned by: Nicole motioned, Bob seconded. Motion passed 8-0. Meeting adjourned at 8:36pm