



Board Meeting Agenda
Tuesday September 6, 2022
7:00 pm
VIA ZOOM Meeting ID: 858 215 9044
Or click [HERE](#)

1. Greeting and Meeting Opening
 - a. Called to order at: 7:03pm
 - b. Members Present: All
2. Approval of minutes
 - a. August 2nd Meeting Minutes
 - i. Motioned by Angela, Mark Seconded. Passed by unanimous consent
3. Election Speakers (3 minutes each, no Q&A)- Tabled
4. Guest Speaker Updates, possibly including:
 - a. Senior Lead Officer Schube, LAPD- Tabled
 - b. Joaquin Macias, CD 5- Tabled
 - c. Jennifer Harbeck, field rep for CA33 - Ted Lieu - Tabled
 - d. Daniel Park, Supervisor Holly J. Mitchell's office- Tabled
5. President's report
 - a. Update on Utility Pass-Through Transparency
 - i. Deliberate choice to not place this on the committee agenda for action and the chair wanted to speak with PLB management first. PLBRA was neither informed of that meeting nor invited to attend it. Gil Cedillo has been funded by landlord political action groups.
 - ii. Nithya Raman's office remains cautiously optimistic that the bill will get a hearing this year. If not, Bob believes they can attempt to reintroduce in the new cycle
 - b. Upcoming meet-and-greet for Katy Young Yaroslavsky
 - i. Alandele Park Meet and Greet Saturday Sep 10th from 3-5pm
 - ii. Residents have the opportunity to chat 1:1 and ask questions of her directly
 - iii. Bob advocates that the city council member relationship is the single most influential impact on residents of PLB with their jurisdiction

- iv. Bob advocates that all residents get informed, register, and vote
 - c. Discussion of ways to improve communications with Management
 - i. Bob is dissatisfied with communication between PLBRA and Management for the last 2.5 years.
 - 1. Bob is encouraged that they have started to communicate through Angela.
 - 2. Lack of communication causes grief for residents. Examples: repaving the streets, roll out of trash valet service
 - ii. Goal is to communicate before and not after project or program implementation
6. Vice President's Report
- a. Tower Trash Valet feedback
 - i. Aryn Tomez, PLB VP, was out during the two weeks of launch and her assistant Kay had to carry the load
 - ii. Pre-met to get some info out as best PLBRA could and launched a survey
 - iii. Residents requested a Zoom Q&A- Valet Living/Mgmt agreed then backed off and hosted Q&A tables during business hours
 - iv. Aryn chose this system because it was effective at properties in the past. Notably these higher end properties were smaller and this is the largest implementation scale
 - 1. This is a merge of two systems: ValetLiving and Athens led to unclear directions
 - 2. Huge segment of PLB residents do not read management emails- upwards of 50%
 - v. PLBRA attempted to gather concerns and gather survey input
 - 1. Goal is to communicate this material back to management
 - vi. PLB does not inherently communicate effectively or believe in building buy-in or developing 2-way communication
 - vii. Survey Results:
 - 1. 3 main concerns:
 - a. We need clear directions
 - b. Pick up time needs to be moved later to allow people time to get home- example 9pm, not 7pm
 - c. Worry about responsible neighbors all doing their part
 - 2. Overall sentiment is: 15 Positive, 10 neutral, 33 negative
 - 3. Concern about pick ups not occurring
 - viii. If we help with the transition are we by default taking a position on the program?
 - 1. Do we take a stance or just bring concerns to the table
 - a. Bob is concerned about limited Board capacity to try to make this work when that is Management's job- in favor of comment collection and passing it up the chain and if that

does not work take actions such as encouraging negative reviews, etc

- b. Chelle: How do people get clear/blue bags to recycle? Do people stop recycling if they can't get bags. Also what to do with large/bulk items and glass etc
- c. Kirk: Management hasn't made the point that this is State-mandated, not something that PLB is forcing on residents. We should urge our constituents to consider that these companies need time to work out the glitches and get their sea legs.
- d. Angela echoes resident suggestion to take a position on safety and shared her long game is to be helpful when it is appropriate so that we can lead with the carrot to get better partnership with management.

ix. Comments:

- 1. Amanda Faye Lipsey: positive about the theory of valet trash pick up but no neighbors got directions and communication has been hard. She does encourage the Board to take a position around: safety, sanitation, and being up to code. Clear exits, hazard-clear. Also shared html-embed emails are harder to access than text-only emails. Also a barrier for those who are multilingual v. English Only. Info can be found but hard to find and should be easily shared.
- 2. SammyJo Watzek: endorses plans of action to suggest these changes. Has had positive experiences so far and is a "fan". However, concerns about basement conditions this week- unsafe and scary this week. Can we also encourage what to do if trash is not picked up.
- 3. Randi and Dan Cam- hazardous waste will not be picked up and broken glass in a container could be dangerous for workers. Concern if Aryn will "listen".
- 4. Sandra- can it be twice per day? Or change times to better serve those who are not retired. Ambiguities around rules are not clear so we need to tweak and get used to working with it since it is the law.
- 5. Allen Spulecki: Junk/Rummage household items left in lobby- items that could go to Goodwill. (donation bin on the front of the property)
- 6. Brenda: Started strong but no pick up Sunday. Need clarity on bags
- 7. Anahite Temadi: a fan if it helps the planet. Concern over extra plastic bags
- 8. Linda: very concerned since she does not get home in time Tues-Thurs. Must have access to dispose of waste for health law.

What are other neighboring apartment complexes doing and can we get some learnings from them. Who should we address concerns to? Who should we write to? Alice George sent back a prefab reply after 5 days. Angela says to go straight to Aryn Thomez. This also goes against hallway rules about water bottles and shoes as a fire hazard but now trash cans for several hours. Requests that we continue to communicate

9. Ryan Cutrona is concerned about size and scale and the tsunami of trash every night with 150 units per tower. Will need more resources to be effective and causing hallways to smell.
 - b. Newsletter operations
 - i. Help coming Angela's way. Thank you for help on layout and ad sales
 1. Ad sales are doing pretty well
 - c. Handicapped accommodations research
 - i. One main deficit is handicapped parking since the parking is no longer being enforced and believes handicapped parking by residents needs to be protected and enforced. Working with the City's Department of Disabilities
 - d. Grant proposals for fundraising - two goals
 - i. Newsletter funding avenue
 - ii. Office clean up underwriting
 - e. Kirk emphasized that Angela had solved a major stumbling block by distilling the point and purpose of the Residents Association in last month's newsletter, also underscoring how valuable the Newsletter is in getting out our message. He suggested that we should publish an expanded version of the Newsletter on our website, both to broaden its reach and to help transition readers to go to the website..
7. Treasurer's Report
- a. Bank balance
 - i. Just under \$36,000 in the account.
 - b. Newsletter P/L for September
 - i. Newsletter cost is \$3,000/month with around \$1000-1900 in ads.
 - ii. Don Harris brought in some new advertisers who came back
 - c. Membership update
 - i. 201 paid active members as of today
 - d. Report on new website contact us & credit card payment system
 - e. Do we need the P/A for Katy and/or City Council forum? If so, where and when
 - i. Do we need a PLBRA sound system? Katy- no.
8. Secretary's Report
- a. Possible Dates for E-waste and social event for early October?
 - i. Or Does this compete with the Candidate Meet and Greet?- Postpone to January: Nicole to contact Amanda Faye Lipsey

- b. October Meeting Date: Thursday October 6th. One guest noted there may be a hazard waste event on Nov 12th.

9. Committee Updates:

- a. Digital Services Committee
 - 1. New sign-ups from new online system (HS): 2 CC, 2 PP
 - 2. Next meeting 9/15, will go over new HS CRM basics (all board members welcome)- Training
 - 3. Idea to put newsletter on website and marry content/push content to web site
 - a. Can archive newsletters on the website
- b. Candidate Meet & Greet: Endorsements Committee:
 - 1. Date and Format: Candidate Meet and Greet for 16 candidates on October 16th from 2-4pm
 - 2. Event Purpose- voter information and endorsement
 - 3. Endorsement Timeline- follow up meeting October 18th to announce by Oct 20th
- c. Public Relations Committee:
 - 1. Meeting request for Sep 20th at 7pm
 - 2. Can we utilize bulletin boards?
- d. Community Services Committee:
- i. Gym Update: Tobi & Chelle have had several back and forth with Steve.
 - 1. Steve is transitioning to Jay.
 - 2. Facility amenities are not the same- TV package. This is not updated
 - 3. Website indicates adult swim hours but this is not being enforced anymore
 - 4. Towel service is back in effect
 - 5. Security cards to enter the gym are going away. Now just a key tag. You can take your card back and get your refund of the \$25 key card deposit.
 - 6. Fitness Center has full hours; Activities Center still abridged
 - 7. New classes and gym expansion on the horizon
 - e. EV Charging Debacle in Garage 2: Aryn had promised that the \$60 Chargepoint surcharge in downtime would be refunded; she subsequently responded to feedback from users by instead refunding the full garage rent (\$125) for two months.

10. Public Comment

- a. Ramiro shares that Headspace is free for all of those in LA County
- b. Ramiro- concern on how agenda is situated in response to John's email
 - i. Bob will respond to him and be sensitive to his concerns
- c. SammyJo- Tower 40 Trash photos/basement. Unsafe and encroaching. One elevator has also been down for over one month. Kaye is very helpful but it is still down. 0 elevators today for the second time this week. Who is the point person to report elevators down

- i. Nicole suggested to call Patrol instead- much faster than the Service line
 - ii. Bob asked her to email specifics to escalate to the city
- d. SammyJo- AC concerns and paced maintenance requests with no support- becoming life and death/ unit flooding. Can we advocate for a Code Red situation to maintenance
- e. Jackie- CBS Television City concern: Angela will organize a meeting with the Board and the Grove and Farmers Market to get their POV. Then PLBRA can gather resident input and form a response
- f. Kirk- While elevator maintenance has improved since PLB switched repair companies, we have been conditioned to accept long delays in repairing broken elevators, and we should instead take the position that with 36 elevators we should have more clout and more prompt service than smaller clients like the Grove.
- g. Adeem- Note that E-waste is Nov 12th. Nicole will check with management.

11. Good of the Order

12. Adjourn

- a. Motioned by Angela, Seconded by Mark. motion passed unanimously. Meeting adjourned at 8:35
- b. Next meeting is Oct 6