



**Uptown Whittier Improvement Association**  
**Board of Directors Meeting**  
**Historic Train Depot**  
**7333 Greenleaf, Whittier, CA 90601**  
**Thursday, September 12, 2019, 8:30 a.m.**  
**ANNUAL MEETING**

**Current Lists of UWIA Board Members:** Ginny Ball, Jeff Collier or Conal McNamara (Vice President), Jim Dunkelman (Treasurer), Stephen Ortiz or Irene McCallister, Monica Oviedo (Secretary) or Steven Rodriguez, Milt Pate, Melinda Pina (President), Frank Rinaldi, and Mark St. Julien (President)

**Present:** Melinda Pina (President), Conal McNamara (Vice President), Jim Dunkelman (Treasurer), Monica Oviedo (Secretary), Ginny Ball, Stephen Ortiz, Milt Pate, and Frank Rinaldi

**Absent:** Mark St. Julien

**Guests:** Olivia Rios, Frank Medina, Ben Greer, Josue Alvarado, and Ricardo Diaz

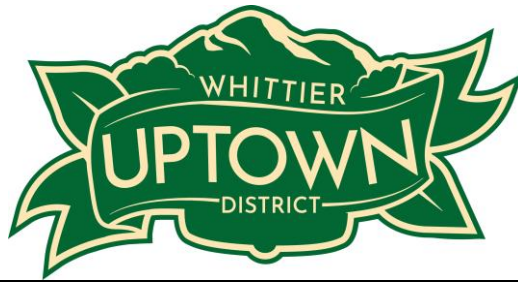
**Consultant/Staff:** Brent Haskell and Stephanie Shamp – GM Properties Inc.

**MINUTES:**

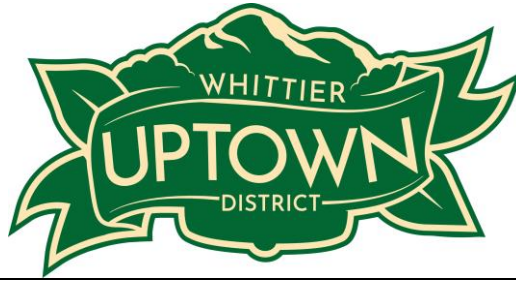
<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
<b>1. Call to Order and Introductions</b>	Melinda Pina, the President, called the meeting to order at 8:34 a.m.	<b>1. No Action Taken</b>
<b>2. Flag Salute</b>	Jim Dunkelman led the Board and guests in the flag salute.	<b>2. No Action Taken</b>
<b>3. Introductions of Guests and Announcements</b>	Melinda opened the floor for introductions, any announcements, and public comment as follows:	<b>3. No Action Taken</b>

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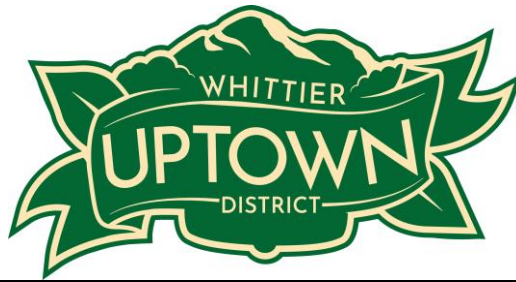
<p><b>4. Public Comment</b></p>	<p>Frank Medina stated WUA is in the middle of projects and have dates to provide:          10-26-19 for Halloween          12-7-19 for Sonata          12-14-19 for the Parade          WUA is also working on holiday decorations and 2019 costs at the request of Conal McNamara. WUA is looking to share costs, redesign the banners next year, and be all inclusive. Unify all areas. WUA is going thru their election and voting is online.</p>	<p><b>4. No Action Taken</b></p>
<p><b>5. Approval of the August 8, 2019 Board Minutes</b></p>		<p><b>Monica Oviedo motioned to approve the August 8, 2019 Board Minutes. Frank Rinaldi 2<sup>nd</sup>. All in favor. No changes and none opposed. Motion passed.</b></p>
<p><b>6. Committee Tasks</b></p>		
<p><b>a. Executive Committee:</b></p>	<p>Melinda and Jim went through the following items:</p>	
<p><b>a.1. President report – Melinda Pina</b></p> <p><b>a.2. Finance report – Jim Dunkelman</b></p>	<p>a.1. Melinda Pina stated the attorney interviews were performed at the last Executive Committee meeting. The Executive Committee recommends Ajit Singh Thind with Rutan &amp; Tucker, LLP. Rate comparables were discussed. Melinda opened the floor for further discussion. No comments.</p> <p>Jim Dunkelman reviewed the financial reports. Discussed collected \$489,769.00 so far this year. Assessed \$492,628.00</p>	<p><b>a.1. Jim Dunkelman moved for UWIA to hire Ajit Singh Thind with Rutan &amp; Tucker, LLP. Conal McNamara 2<sup>nd</sup>. None opposed. All in favor. Motion passed.</b></p> <p><b>a.2. No Action Taken</b></p>



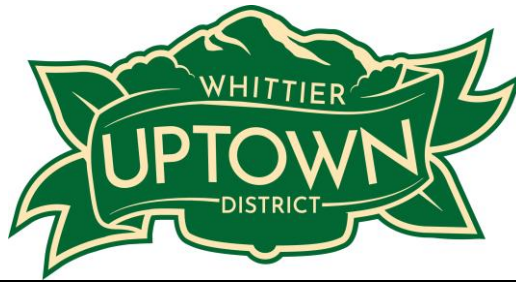
<p><b>a.3. Report from Nomination Committee – No Change to the nomination or election guidelines adopted in 2018 – 2019.</b></p> <p><b>a.4. a. – c. Recommendation from nominations committee on property owner director nominees for a two-year term</b></p>	<p>with \$15,469.00 delinquencies at the 4<sup>th</sup> payment and he cannot tell which parcels are delinquent. \$1,000.00 Donations this year. Stephen Ortiz asked from who. Brent Haskell stated from Republic Services and Athens Services from the Buckle-up for Love event. Jim reviewed the GM account and the Chase bank account balances. Monica Oviedo asked where does Chase show on paper. Jim stated the Cash line item on the <i>Statement of Financial Position (Unaudited)</i>.</p> <p>Announcement of no change made.</p> <p>Brent Haskell listed the nominations that received a 1-year term last year and will be a 2-year term this time. The Board needs to vote to approve the 2-year terms for each nominee. Melinda Pina stated the individuals listed in 6. a.6., letters a. thru f. are already a 2-year term.</p> <p>Frank Rinaldi questioned the percentage of representation of an entity. He asked for clarity. Brent stated he would check the bylaws. Frank stated Conal McNamara &amp; Jeff Collier represent the City of Whittier and entity of UWIA. Conal stated when there is a subject where he needs to step out of the conversation, he excuses</p>	<p><b>a.3. No Action Taken</b></p> <p><b>a.4. Milt Pate – Accepted, Frank Rinaldi Motioned, and Conal 2<sup>nd</sup>. Approved.</b></p> <p><b>b. PIH (Mark St. Julien) – Monica Oviedo Motioned and Conal McNamara 2<sup>nd</sup>. Approved.</b></p> <p><b>c. Whittier Union H.S. District (Monica Oviedo or Steven Rodriguez) – Accepted, Conal McNamara motioned and Frank Rinaldi 2<sup>nd</sup>. Approved.</b></p>
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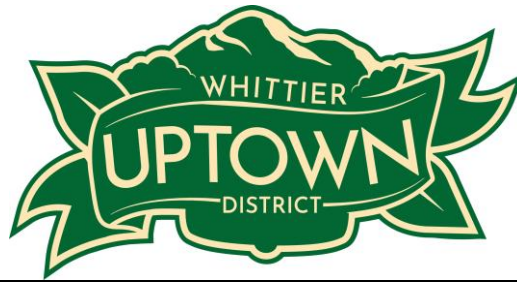
<p><b>a.4.d. Board will consider additional qualifying nominations of property owners, should any qualifying nominations be presented the Board will vote.</b></p>	<p>himself and abstains from voting. Frank stated he represents all property owners. Monica stated also different individuals have been brought forward during the term i.e. the Museum with Tim Traeger, Nick Teal, and Ginny Ball. Brent stated same for Stephen Ortiz. Either Stephen or his sister, Irene McCallister sit on the Board and when both are present one sits and the other observes. Frank stated not dual representation. Stephen Ortiz questioned property owner representation and imbalance. Brent reviewed and discussed the bylaws stating there is no distinction between individual property owners and institutional property owners as far as restriction in numbers. Stephen questioned ownership responsibility of recruiting new members. Monica stated all members should be responsible for recruiting new members. Further discussion on membership to be an agenda item for a future meeting.</p> <p>No qualifying nomination presented.</p> <p>Membership ballots were discussed and how many went out were asked. Brent Haskell stated 146 were sent out and approximately 10 were returned. The addresses on the returned envelopes were checked against title (public records) and they all match so the reason for the returned envelopes is unknown. Further discussion on moving the meeting time because people work. Also discussed maybe no one participates because people are happy and things are getting done.</p>	<p><b>Membership to be a Meeting Agenda item.</b></p> <p><b>a.4.d. Voting of qualifying nominations presented to the Board. None presented.</b></p>
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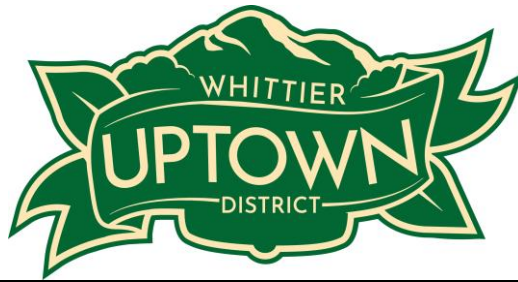
<p><b>a.5.Appointment of Community Members-at-Large (business owners and non-business owners)</b></p>	<p>No nominations received.</p>	<p><b>a.5. Appointment of Community Members-at-Large. None appointed.</b></p>
<p><b>a.6. Lists of Board Members serving the second year of their two-year term:</b>  <b>a. City of Whittier (Conal McNamara)</b>  <b>b. Stephen Ortiz or Irene McCallister</b>  <b>c. Melinda Pina</b>  <b>d. Frank Rinaldi</b>  <b>e. Whittier College (Jim Dunkelman)</b>  <b>f. Whittier Historical Society (Ginny Ball)</b></p>	<p>Posted for informational purposes only.</p>	<p><b>a.6.a. – f. No Action Taken</b></p>
<p><b>a.7. Election of Officers for 2019 – 2020</b>  <b>a.7.a. Nomination of President</b>  <b>a.7.b. Nomination of Vice President</b>  <b>a.7.c. Nomination of Treasurer</b>  <b>a.7.d. Nomination of Secretary</b></p>	<p>a.7.a. Melinda Pina announced she is not running for President. UWIA needs changes and turnover. Conal McNamara stated he will nominate Mark St. Julien.</p>	<p><b>a.7.a. Conal McNamara nominated Mark St. Julien. Melina Pina 2nd. No other nomination. All in favor. None opposed. Motion passed.</b>  <b>a.7.b. Melinda Pina nominated Conal McNamara. Accepted. No other nomination. Monica Oviedo 2<sup>nd</sup>. All in favor. None opposed. Motion passed.</b></p>



	<p>a.7.d. Monica Oviedo asked if anyone wanted the Secretary position during the nomination process. Monica stated she would defer since she was nominated. No one spoke.</p> <p>Conal McNamara stated in a couple of years he looks for the Executive Committee to rotate. The individual property owners should have that rotation.</p>	<p>a.7.c. Melinda Pina nominated Jim Dunkelman. Accepted. No other nomination. Conal 2<sup>nd</sup>. No other nomination. All in favor. None opposed. Motion passed.</p> <p>a.7.d. Melinda nominated Monica Oviedo. Jim Dunkelman 2<sup>nd</sup>. No other nomination. None opposed. Motion passed.</p>
<p><b>a.8. Nomination of Committee Chairs</b>  <b>a.8.a. District Identity and Streetscape Improvements</b>  <b>a.8.b. Executive</b>  <b>a.8.c. Land Use</b>  <b>a.8.d. Sidewalk Operations</b></p>		<p>a.8.a. Melinda Pina nominated Ricardo Diaz. Accepted. No other nomination. Conal McNamara 2<sup>nd</sup>. No other nomination. None opposed. Motion passed.</p> <p>a.8.b. Mark St. Julien is the Committee Chair as the new President.</p> <p>a.8.c. Frank Rinaldi would like to continue on. Conal McNamara nominated Frank Rinaldi. Monica Oviedo 2<sup>nd</sup>. No other nomination. None</p>

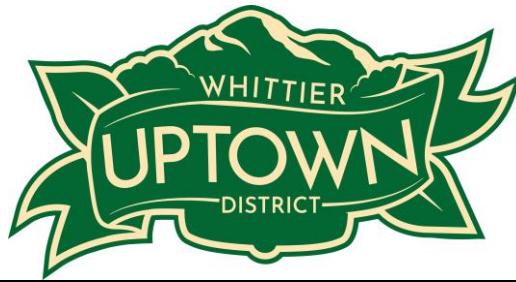


		<p><b>opposed. Motion passed.</b></p> <p><b>a.8.d. Conal McNamara nominated Stephen Ortiz. Accepted. Monica Oviedo 2nd. No other nomination. All in favor. None opposed. Motion passed. Positions reviewed and announced.</b></p>
<b>b. Contractor Update</b>	Melinda Pina went through the following items and stated to email questions to Brent Haskell and he will forward them onto the vendors:	
<b>b.1. Aleco report – Carlos Lopez</b>	<p>See Attached Written Report.</p> <p>Within the report Aleco requested to switch Thanksgiving Thursday hours to Wednesday.</p>	<b>b.1. Sidewalk Committee is to decide, let Brent Haskell know, and he will relay the decision.</b>
<b>b.2. Edna Becerra – Social Media Overview</b>	See Attached Written Report.	<b>b.2. No Action Taken</b>
<b>b.3. Coastal Landscape Services – Tyson Smith</b>	See Attached Written Report.	<b>b.2. No Action Taken</b>
<b>c.1.-2. District Identity Committee Update: Ricardo Diaz</b>	<p>c.1. Ricardo Diaz stated the DISI Committee is working on the budget, campus outreach with extended families, membership, and student internship. DISI also working on member events and billboards.</p> <p>c.2. Other</p>	<p><b>c.1. No Action Taken.</b></p> <p><b>c.2. No Action Taken.</b></p>

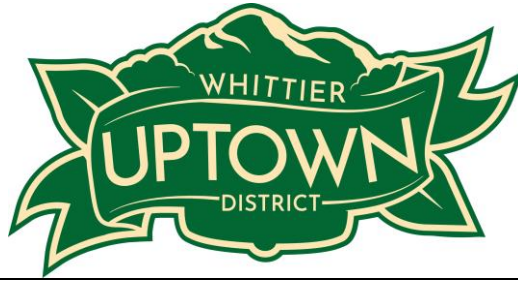


<p><b>d.1.-2. Land Use and Project Review Committee Update: Frank Rinaldi</b></p>	<p>d.1. Frank Rinaldi stated the Board is following the direction of the City. He has no idea of the presentation of the valet parking. The individual is no longer on the Board. Conal McNamara stated Ron Jeffery submitted the valet parking with a lot of holes and gaps. Mark St. Julien picked it up and had a meeting three weeks ago. UWIA only submitted a portion. Stephen Ortiz asked to move the valet parking to the Sidewalk Committee from the Land Use Committee. Further discussion on if moving valet parking to the Sidewalk Committee needed to be an action item. It was decided that moving valet parking from one committee to another was not an action item as no decision was made. Ginny Ball asked about uptown parking situation and PIH involvement on the two parking lots. Conal stated October 18<sup>th</sup> there will be a robust city meeting on this matter. Further discussion on city meeting postings and agendas. Frank stated he would like to start having Land Use Committee meetings on the second Tuesday of every month at 8:30 a.m.</p> <p>d.2. Other</p>	<p><b>d.1. The Valet Parking has transitioned to the Sidewalk Committee.</b></p> <p><b>d.2. No Action Taken</b></p>
<p><b>e.1.-2. Sidewalk Operations Committee Update: Stephen Ortiz</b></p>	<p>e.1. Stephen Ortiz stated property owners are complaining about window overspray. Tyson with Coastal Landscape Services is addressing it. Sidewalk is working on goals for next year. The budget is ready to be approved. The next meeting is September 27, 2019 at 1:00 p.m.</p> <p>e.2. Other</p>	<p><b>e.1. No Action Taken</b></p> <p><b>e.2. No Action Taken</b></p>





<p><b>7. Other Board Items</b></p>	<p>Melinda Pina provided Don Lomont’s recovery update.</p> <p>Frank Rinaldi thought all the committees should have their meeting on the same day prior to the Executive Committee meeting. Conal McNamara stated GM Properties needs time to prepare the minutes, packets, etc. Brent Haskell stated the Executive Committee does not approve all action items from the separate committees and for some that serve on multiple committees they might be in meetings for 4 straight hours. Work schedules may not accommodate. Frank asked if there is a conflict of conference room use. Brent stated not most times. Frank asked how many days are needed to prepare the minutes. Brent replied around ten. Monica Oviedo felt the more people the harder it is to get together.</p> <p>Ginny Ball asked for all meeting dates. Brent Haskell stated the DISI generally meets on the first Friday of the month at 9:30 a.m. Land Use, though there are none, are on the second Tuesday of the month at 8:30 a.m. and Sidewalk is typically on the last Friday of the month. Ricardo Diaz asked if Valet Parking moves over to Sidewalk will there be any further Land Use items. Frank Rinaldi stated there are other projects to possibly look into.</p> <p>Jim Dunkelman stated he would like to thank Melinda Pina for her time as President.</p>	<p><b>7. No Action Taken</b></p>
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	Josue Alvarado asked who does he connect with and present to when bringing all organizations together – Mark St. Julien.	
<b>8. Next Meeting date</b>	The next Board of Directors meeting will be on Thursday, October 10, 2019 at 8:30 a.m. at the Transportation Depot.	<b>No Action Taken</b>
<b>9. Adjournment</b>	The meeting was adjourned at 9:47 a.m.	<b>No Action Taken</b>

Minutes taken by Brent Haskell and Stephanie Shamp, GM Properties