



Uptown Whittier Improvement Association
Board of Directors Meeting
Historic Train Depot
7333 Greenleaf, Whittier, CA 90601
Thursday, January 17, 2019, 8:30 a.m.

Present: Melinda Pina, Mina De La Cerda, Jim Dunkelman, Ron Jeffery, Milt Pate, Steven Rodriguez, Mark St. Julien, Nick Teel, Paul White, Conal McNamara

Absent: Don Lomont, Stephen Ortiz, Frank Rinaldi,

Guests: Ralph D. Gramajo, Christine Singer-Luna, John Marzy, Ricardo Diaz

Consultant/Staff: Brent Haskell and Stephanie Shamp – GM Properties Inc., Carlos Lopez – Aleco, Cree Jones and Lauren Spinelli – Olive

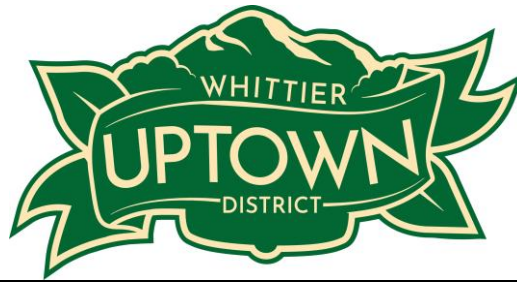
MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1&2. Call to Order and Introductions and Flag salute	Melinda Pina, the President, called the meeting of the property owners and guests present to order at 8:38 a.m. and Nick Teel led the Board in the flag salute.	1&2. No Action Taken
3&4. Introductions of guests, announcements, and Public Comment	Melinda opened the floor for any introductions, announcements, and public comment. a. Christine Singer-Luna stated she attended the Sidewalk meeting where the Ambassador hours-time change was discussed. It is not known you can call an Ambassador to walk you to your car and recommends hours until 11:30 a.m.	3&4. No Actions Taken

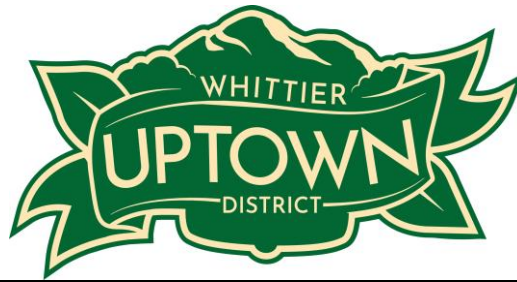
UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



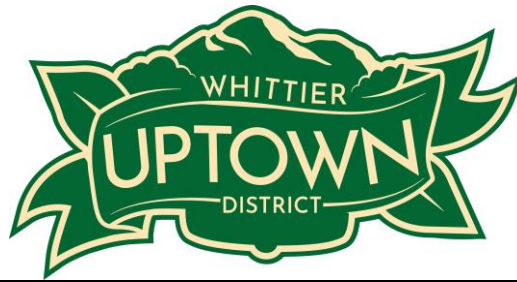
<p>5. Approval of December 6, 2018 Board Minutes</p>		<p>Mark St. Julien motioned to approve the December 6, 2018 minutes and Nick Teel 2nd. All in favor. None opposed. Minutes passed.</p>
<p>6. Committee Tasks</p>		
<p>a. Executive Committee:</p>	<p>Melinda and went through the following items:</p>	
<p>a.1. President report – Melinda Pina</p> <p>Nominate and vote for DISI Committee Chair</p>	<p>a.1. Melinda Pina stated she is starting the property owner letter on current events and what was done. Tim Traeger volunteered to do the DISI paragraph, Don Lomont provided his on the Website and Content Development Task Force and waiting on Stephen Ortiz for the SOBO.</p> <p>Melinda Pina opened the floor for an interested Board/Owner in vetting the DISI Committee Chair. Ricardo Diaz announced he is interested in filling the DISI Committee Chair. Ricardo provided the Board a brief history of his background, education, and experience. He also stated he was involved in the UWIA logo contest and DISI Committee in the past. Ron Jeffery questioned Ricardo on the direction he would like to take the DISI Committee. Ricardo Diaz replied all inclusive communication, branding & building geographical clientele. Paul White requested clarification on a Committee member’s need to be a Board member. Brent Haskell and Melinda Pina stated nothing was found. Brent</p>	<p>a.1. No Action Taken</p> <p>Nick Teel motioned and Jim Dunkelman 2nd for Ricardo Diaz to vet the DISI Committee Chair. Ricardo Diaz is to head the next scheduled meeting January 31, 2019 at 8:00 a.m. at GM Properties Inc.</p>



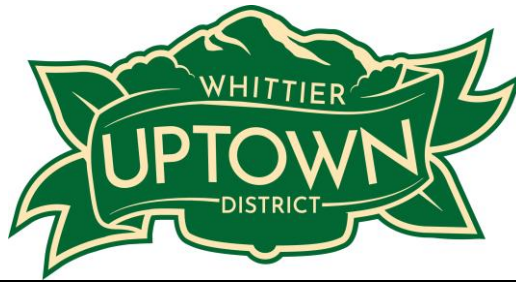
<p>a.2. Vice President report – Don Lomont</p> <p>a.3. Secretary report – Paul White</p> <p>a.4. Finance report – Jim Dunkelman</p> <p>a.5. Other</p>	<p>volunteered there are currently five members: Gabriella De La Cerda-Lim, Conal McNamara, Jim Dunkelman, Melinda Pina, and Andrew Yanez</p> <p>a.2. Don Lomont was absent. Brent Haskell updated the Board on Don’s surgery and health.</p> <p>a.3. Paul White went over the UWIA insurance in place and all certificates in place with vendors.</p> <p>a.4. Jim Dunkelman went over the new 12-month Income Statement and Balance Sheet provided by GM Properties and the Chase statement showing UWIA currently has two accounts. Jim also went over as the Board previously agreed to send GM periodic checks for payment of Board approved vendor invoices and the 12/31/18 ending balance with Chase is \$222,715.13</p> <p>Jim Dunkelman went over the Fiscal 2018 – 2019 Revised Budget, dated January 17, 2019 with no Committee changes. Paul White requested the \$127,100.00 sum clarification. Jim Dunkelman stated that it is based upon receipt of assessments as scheduled for the year.</p>	<p>a.2. No Action Taken</p> <p>a.3. No Action Taken</p> <p>a.4. No Action Taken</p> <p>Nick Teel motioned Ron Jeffery 2nd. All in favor. No Objections. Motion to approved the Fiscal 2018 – 2019 Revised Budget, dated January 17, 2019 as is.</p> <p>a.5. No Action Taken</p>
<p>b. Contractor Update</p>		
<p>1. Aleco</p>	<p>See Attached Written Report. Carlos Lopez stated he sent Stephen Ortiz the password to their new program Proxyguard. It is an Ambassador GPS. The purpose is for transparency to all. It is also</p>	<p>1. Carlos Lopez is to work with the Ambassador task force and present to the Sidewalk Committee</p>



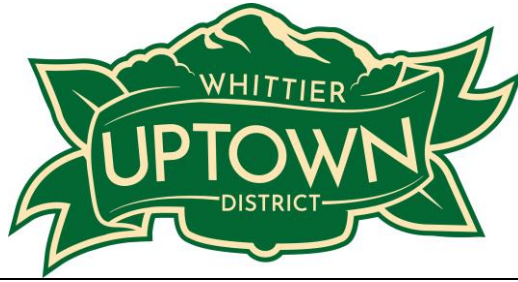
	<p>open to any person who emails him and requests it. The Ambassador hours have been put back to the Board 3:30 p.m. – 11:30 p.m. approved work hours with the request for 2:30 p.m. – 10:30 p.m. work hours. Paul White questioned how this is a better fit. Carlos Lopez stated the company is going by the Ambassadors description. Ron Jeffery discussed the Task Force will take the recommendations to the Board. Melinda Pina stated the date and time changes to be presented to the Committee & Board votes and approves. Additional hours on Sunday were discussed. Paul White stated UWIA hit their max. Carlos Lopez moved on to discuss communication Whittier PD and the Knotted Apron. It is currently a homeless hot spot. Melinda Pina requested Carlos Lopez to Participate in the task force. Ambassador bike storage will be at the back of Ravello Bar & Grill.</p>	<p>the date and times changes along with how it is a better fit. and the recommendations are to be brought to the Sidewalk Committee then the Board of Directors for a vote and approval.</p>
<p>2. Coastal Landscape Services</p>	<p>See Attached Written Report. Tyson Smith not present. Brent Haskell announced he is out sick. Jim Dunkelman stated the pressure washing is now quarterly. Brent Haskell stated the pressure washing is scheduled to start on Greenleaf Avenue February 4, 2019.</p>	<p>2. No Action Taken</p>
<p>3. Olive</p>	<p>See Attached Written Report Cree Jones and Lauren Spinelli went over the Pitching and Writing Recaps on the street cleaning initiative and the best places to catch live music and dancing in uptown Whittier.</p>	<p>3. No Action Taken</p>



<p>c.1.-2. Sidewalk Operations Committee Update: Stephen Ortiz</p>	<p>Stephen Ortiz not present.</p>	<p>c.1.-2. No Action Taken</p>
<p>d.1. District Identity Committee Update:</p>	<p>d.1. Committee Chairperson selected – Ricardo Diaz.</p>	<p>d.1. No Action Taken</p>
<p>e.1.-2. Land Use and Project Review Committee Update: Frank Rinaldi</p>	<p>e.1.-2. Frank Rinaldi is not present.</p>	<p>e.1.-2. No Action Taken</p>
<p>7. Website and Content Development Task Force Report: Don Lomont.</p>	<p>Don Lomont not present. The report submitted due to the Brown Act advanced notice, no more than seven Board members can be present in order to comply without a notice of a meeting. Paul White requested clarification – Does Ricardo Diaz need to be present? Brent Haskell replied yes. Melinda Pina stated Don Lomont needs to be emailed.</p>	<p>7. No Action Taken</p>
<p>8. Recommendation for a Special Board meeting at a date TBD with one agenda item of strategy for direction / identity of the UWIA: Stephen Ortiz and Ron Jeffery</p>	<p>Stephen Ortiz not present. Ron Jeffery stated he would rather Stephen Ortiz take the lead and develop an identity, overall goal, then submit to DISI on the end game target. Melinda Pina questioned if it is better for each Committee to develop and establish UWIA goals at a Board and Committee level. Paul White stated good idea. Ron Jeffery stated not a good idea. Melinda Pina stated Form a Task Force. Mark St. Julien stated they need time to discuss and format.</p>	<p>8. Strategy for direction / identity of the UWIA tabled.</p>
<p>9. Other Board Items</p>	<p>Milt Pate questioned movie filming advance notice. Melinda Pina stated she called Uptown Whittier Association</p>	<p>No Action Taken</p>



	<p>Manager Frank who did returned her call. Notification should go out and a petition did go out. Ron Jeffery stated movie shoots do have an impact. They are accustomed to paying a fee. Ron questioned who is paying the fee, who gets paid, and how is it being used to benefit uptown Whittier. Melinda Pina stated she communicated with the filming crew and the first comment as to why they are here is due to cleanliness. Melinda also stated she questioned money received when on the committee. It's between \$3 – 6,000.00. Conal McNamara stated he is not aware of money made with the city. A lot deferred to process in place with Uptown Whittier Association. There are city fees and no parking is to be posted.</p> <p>Milt Pate stated it was brought up at the Sidewalk meeting to combine the street cleaning with Uptown Whittier Association. Ron Jeffery asked where the money is going. Conal McNamara stated if something is not broken in the city council's eyes than there is nothing to fix and understands the business owners are more impacted than the homeowners. It is agreed, point made not attending city meetings means cannot fix if no complaints are brought to attention. Paul White stated this goes back to UWIA identification needed. Conal McNamara stated it will take a while to get UWIA up and running. He sees the difference between now and two years ago.</p>	
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10. Next Meeting date	The next Board of Directors meeting will be on Thursday, February 7, 2019 at 8:30 a.m. at the Transportation Depot.	No Action Taken
11. Adjournment	The meeting was adjourned at 9:41 a.m.	No Action Taken

Minutes taken by Brent Haskell and Stephanie Shamp, GM Properties