



Uptown Whittier Improvement Association
Annual Board of Directors Meeting
Historic Train Depot
7333 Greenleaf, Whittier, CA 90601
Thursday, September 6, 2018, 8:00 a.m.

Present: Melinda Pina, Don Lomont, Paul White, Jeff Langan, Tim Traeger, Milt Pate, Mina De La Cerda, Conal McNamara (for Jeff Collier), Ron Jeffery, Stephen Ortiz, Frank Rinaldi, Jim Dunkelman, Monica Oviedo, Mark St. Julien, Michael Burkhardt

Absent: Dave McCoy

Guests: Roberto Lemus, Jose Diaz, Olivia Rios, John Beynon, Kristen Wiberg, Ben Greer, Jason Jamison, Marcy Monaco, Shannon Ochoa, Alex Chu

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

MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Introductions	Melinda Pina, the interim President, called the meeting of the property owners and guests present to order at 8:06 a.m. Melinda Pina led the Board in the flag salute. Introductions were made.	No Action Taken
2. Approval of August 9, 2018 Interim Board Minutes	Paul White reviewed the August 9, 2018 Interim Board Minutes. Discussion Followed.	? moved and Melinda Pina 2nd the approval of the August 9, 2018 minutes. The minutes were approved unanimously.

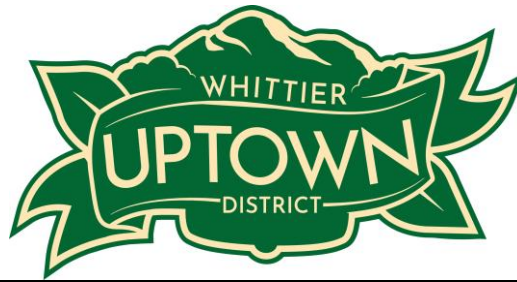
UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



<p>3&4. Introductions of guests, announcements, public comment</p>	<p>Melinda opened the floor for any introductions, announcements, or public comment.</p> <p>a. Robert Lemus from Branding is Social, Inc. provided a brief for partnership between Ford Motor Company and UWIA for Abrochate por Amor (Buckle-Up for Love) Campaign to come together with the college and LA Fire Department. Brief attached. Marco Li Mandri recommended the campaign to the DISI Committee.</p> <p>b. Melinda Pina motioned item “D” moved to “B”.</p>	<p>a. Mark St. Julian motioned and Frank Rinaldi seconded to be brought to the table at DISI September 12, 2018 meeting on costs & benefits. Motion passed unanimously.</p> <p>b. Item “D” moved up to “B”</p>
<p>5. Committee Tasks</p>	<p>Melinda, Jim, Paul, Ron, & Marco went through the following items:</p>	
<p>a. Executive Committee:</p>	<p>Melinda and Marco went through the following items:</p>	
<p>a.1. Report from the President; a.2. Finance Report;</p> <p>a.3. Secretary Report;</p>	<p>a.1.</p> <p>a.2. Jim Dunkelman gave the financial report. August revenue same as last month. Listed expenses. Revenue collected but not received. November 1, 2018 report due to the city for submission. Annual report due February 2019 by Financial Statements. He is engaging with a CPA. Discussion followed.</p> <p>a.3. Paul White provided IRS application status update. He received a call from the IRS on the process. One form missing and was faxed.</p>	<p>a.1. No action taken</p> <p>a.2. No action taken</p> <p>a.3. No action taken</p>



<p>a.4.a. – b. Nominations Committee Report;</p>	<p>a.4a. – b. Ron Jeffery provided Tiered System Board of Directors Election protocol consisting of Tier 1 thru Tier 3. Tier system attached. Attribution Rules with a Board range minimum 9 and maximum 21 members. Discussion followed on more independent people on the Board to assist in the election process. Paul White stated the Rules are on the election ballots. Ron Jeffery commented future changes, corrections, updates. Mina DeLa Cerda questioned her concern - address tighten up election process or amend the Bylaws. Ron Jeffery does not want the Bylaws more restricting but more defined and created broader. Mark St. Julien agreed with attribution guides. Steven Ortiz commented on attribution rules. Would like to see openness and discuss limiting relationship contribution a broader discussion. Frank Rinaldi asked if Michael Burkhart is on the committee and would like for double representation to be discussed. Marco Li Mandri stated as of today but the recommendation is for him to be removed. Marco Li Mandri stated there are 16 interim members, with Conal and Monica arriving late, 15 were present.</p>	<p>a.4.a. – b. No action taken</p>
<p>b. Recommendation from Committee;</p>	<p>Jeff Langan discussed using Tier 3. Melinda Pina stated Tier 1 & 2 apply. Discussion followed. Marco Li Mandri stated accept, reject it, or amend it. Today must act as the Tier System is posted.</p>	<p>b. Jeff Langan moved to accept the Tier System to remain as is. Tim Traeger seconded the motion. The Board favored 12, No 2, Abstain 1.</p>



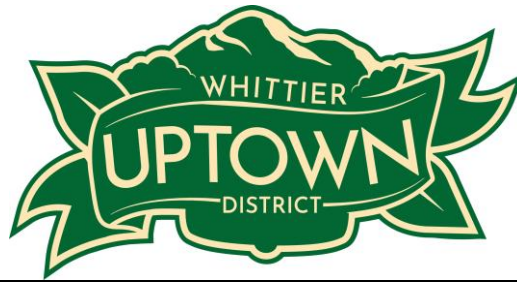
<p>c. – e. Appointment of Community at Large reps and determination of 2yr. and 1yr. seats</p>	<p>Qualifying Board members 13 (Frank Rinaldi, Monica Oviedo, Mina OR Gabriela De La Cerda (siblings), Stephen Ortiz OR Irene McCallister (siblings), Mark St. Julien, James Dunkelman, Jeff Collier, Paul White, Melinda Pina, Ronald Jeffery, Tim Traeger, Milt Pate and Don Lomont). Marco Li Mandri stated 6 members should be 1 year and authority to appoint as long as it is in writing. Open for discussion. Kristen Wiberg ask if the term limits apply to property or owner. Marco Li Mandri stated per owner.</p> <p>Appointment of Community at Large rep And</p> <p>Determination of one-year seats – Monica Oviedo, Ronald Jeffery, Paul White, Don Lamont, Milt Pate, and Mark St. Julien. Determination of two-year seats – Frank Rinaldi, Mina or Gabriela De La Cerda (siblings), Stephen Ortiz or Irene McCallister (siblings), James Dunkelman, Jeffery Collier, Melinda Pina, Tim Traeger</p>	<p>c – e. Ron Jeffery motioned to accept qualifying board members and to accept authority to appoint community at large members as long as it is in writing Monica 2nd. Motion passed unanimously</p> <p>Jeff Langan chose to run not as a property owner – member-at-large.</p> <p>Conal McNamara motioned Frank Rinaldi 2nd. Motion passed.</p>
<p>5.a – d. Election of Officers for 2018-2019</p>	<p>Marco Li Mandri went through the following items:</p>	
<p>a. Nomination of President</p> <p>b. Nomination of Vice President</p>	<p>a. Ronald Jeffery nominated Melinda Pina. Don Lomont 2nd. Melinda accepted; and Stephen Ortiz nominated Frank Rinaldi. Tim Traeger 2nd. Frank accepted.</p> <p>b.</p>	<p>a.</p> <p>b. Stephen Ortiz nominated Don</p>



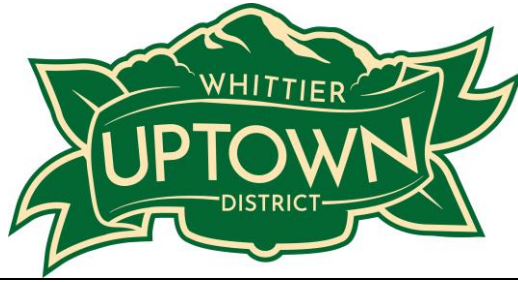
<p>c. Nomination of Secretary</p> <p>d. Nomination of Treasurer</p>	<p>c.</p> <p>d.</p>	<p>Lomont. Melinda Pina 2nd. Don accepted. Nomination Closed. Motion passed</p> <p>c. Don Lomont nominated Paul White. Stephen Ortiz 2nd. Paul accepted. Nomination Closed. Motion passed</p> <p>d. Paul White nominated Tim Traeger. Milt Pate 2nd. Tim accepted. Nomination Closed. Motion passed</p>
<p>6. Selection of Committee Chairs</p>	<p>Marco Li Mandri reviewed the following items:</p>	
<p>a. Executive Committee</p> <p>b. Sidewalk Operations;</p> <p>c. DISI;</p> <p>d. Land Use;</p>	<p>a. Marco Li Mandri stated the President is the head of the committee. No restrictions. Bylaws are silent.</p> <p>b. Paul nominated Michael Burkhart. Michael Rejected.</p> <p>c.</p> <p>d.</p>	<p>a. No action taken.</p> <p>b. Stephen Ortiz serving as chair.</p> <p>c. Monica Oviedo nominated Tim Traeger. Ron Jeffery 2nd. Motion passed</p> <p>d. Stephen Ortiz nominated Frank Rinaldi. Milt Pate 2nd. Motion passed</p>



<p>5.a. Election of Officers for 2018-2019</p>	<p>Marco Li Mandri went through the following items:</p>	
<p>a. Nomination of President</p>	<p>Marco Li Mandri went over Chair 1-year terms – Every year elect officers. He explained how transition works – talk amongst one another and figure out how to proceed.</p>	<p>Board voted for nomination of President. Melinda Pina received 10 votes and Frank Rinaldi received 3 votes Melinda Pina president voting closed.</p>
<p>7. Final Wording and Approval of contract for GM Property Management</p>	<p>Don Lamont discussed minor wording and changes to contract.</p>	<p>Paul White motions Jim Dunkelman 2nd to approve and retro-active 9-1-18. Motion passed with 1 Abstain.</p>
<p>d. Land Use and Project Review Committee</p>	<p>Melinda Pina opened with getting a Streetscape Plan. Frank discussed parking meters will be September 11, 2018 discussion at the council meeting at 6:30 p.m. He discussed not all items are the city’s responsibility of owner’s property items. Council Member Josue Alvarado stated Council wants something that works with them. The mayor will also be present at the 9/11 meeting. No more council members will be present due to the Brown Act. The city needs to partner up and everyone will live through the final results. Marco discussed looking into width sidewalk, lights, trash cans, and landscape being similar standards. Frank continued to discuss the city has three options to consider. Conal McNamara 1) Broad area light touch – no</p>	<p>Tim Traeger motioned and Mark St. Julien 2nd The board voted and empowered Melinda Pina to speak on behalf of the city. Motion passed unanimously</p>



	changes in any meaningful way 2) A little more 3) Sub block approach, parallel parking, outdoor seating, widen sidewalks. Frank stated 1) City has full control hiring vendors, etc. Whatever is done has to go thru council or 2) City does it on its own.	
b. Sidewalk Operations Committee		
1.Coastal Landscaping	Not present to report.	No action taken
2. Aleco Security report	Carlos Lopez from Aleco security was present to give a report on the ambassador services provided to the UWIA. Assistance is lessening form Whittier PD. He is meeting with Mr. Paul Alvarado on the homeless issue. Aleco is following thru on calls that need police assistance after their agreed time is up. They are also experiencing more than PD is dealing with issues head on.	Melinda Pina asked for an activity report in specifics in writing. Paul White asked the week before board packet goes out to GM. Jim requested previous report responsibilities. Melinda directed Carlos to send the report to Paul and he will forward to the remaining board.
c. District Identity Committee	Marco and Tim reviewed the following items:	
1. RFP for content Manager	<p>1. To be reviewed by Jim and Melinda Pina</p> <p>2.a. Tim communicated with the board allocated \$6,000.00 to the budget.</p> <p>2.b. Olive seen a 67% increase in activity from last month.</p>	<p>1. No action taken.</p> <p>2.a. No action taken</p> <p>2.b. Paul White requested a trial 3 months report and next months value for the</p>



	<p>3. Discussion on written request and specifics needed. Marco Li Mandri recommended bringing a budget to the board. In detailed line item.</p>	<p>next scheduled meeting.</p> <p>3. No action taken.</p>
<p>10. Next Meeting date</p>	<p>a. The next Board of Directors meeting will be on Thursday, October 11, 2018 at 8:30 a.m. at the Transportation Depot.</p>	<p>No action taken</p>
<p>11. Adjournment</p>	<p>The meeting was adjourned at 10:08 a.m.</p>	<p>No Action Taken</p>

Minutes taken by Brent Haskell and Stephanie Shamp, GM Properties