



**Uptown Whittier Improvement Association**  
**Board of Directors Meeting**  
**Whittier Community Center**  
**7630 Washington Avenue, Whittier, CA 90602**  
**TELECONFERENCE MEETING**  
**Thursday, September 10, 2020, 8:30 a.m.**

**Current Lists of UWIA Board Members:** Frank Rinaldi (President), Katie Galvin-Surbatovic (Vice President)/Ben Pongetti/Brian Saeki, Jim Dunkelman (Treasurer), Stephen Ortiz (Secretary)/Irene McCallister, Ginny Ball, Milt Pate, Melinda Pina, Steven Rodriguez, and Mark St. Julien

**Present:** Ginny Ball, Jim Dunkelman, Katie Galvin-Surbatovic, Stephen Ortiz, Milt Pate, Melinda Pina, Frank Rinaldi and Steven Rodriguez

**Absent:** Mark St. Julien

**Guests:** Irene McCallister, Ricardo Diaz, Christine Singer-Luna, and Rick Elias

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

**MINUTES:**

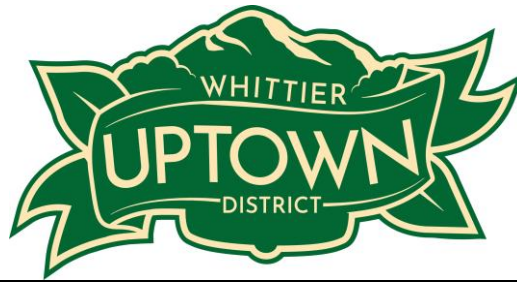
<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
<b>1. Call to Order</b>	Frank Rinaldi called the meeting to order	<b>1. No Action Taken</b>
<b>2. Roll Call</b>	Brent Haskell took roll call.	<b>2. No Action Taken</b>
<b>3. Public Comment</b>	Christine Singer-Luna is representing 6736 Greenleaf Avenue property. Can work with Rick Elias and be his voice at the meeting. Rick Elias understands to be respectful of the meeting and not speaking. Brent Haskell stated Rick Elias	<b>3. No Action Taken</b>

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION

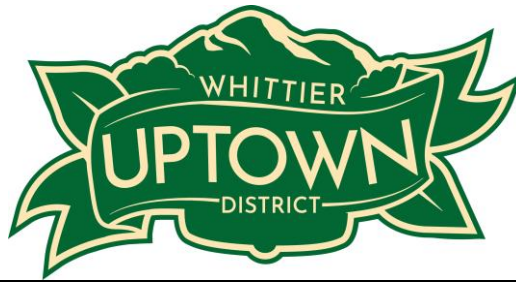
c/o GM Properties Inc. ■ 13305 Penn Street ■ Suite 200 ■ Whittier, CA 90602  
 P (562) 697-5000 ■ F (562) 693-2126  
 info@uwia.org ■ www.uwia.org



	<p>would be a Board Member. Christine Singer-Luna is the substitute. Board members speak and vote. Whenever a Board member is not present then the substitute speaks and votes. The guest is then not eligible. Stephen Ortiz and Irene McCallister used as an example. Christine stated she has a power of attorney for Rick. Melinda Pina stated it is unclear on the role and future involvement. Christine stated she sees things happening, would like to be involved, and Rick has ideas. Rick is in Los Angeles often and when he cannot be there Christine will.</p>	
<p><b>4. Approval of the UWIA Board Meeting Minutes from August 13, 2020</b></p>	<p>Corrections need to be made as follows:</p>	<p><b>4. Ginny Ball Moved to Approve the August 13, 2020 UWIA Board Meeting Minutes. Milt Pate 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p>
<p><b>5. Committee Tasks</b></p>		
<p><b>a.1. Executive Committee report – Frank Rinaldi</b></p>	<p>a.1. Executive Committee made the decision to condense meeting minutes to only the main points. Will revisit if needed. Umbrella pictures and lists acknowledged. Frank Rinaldi wants a Task Force to create a procedure on purchasing UWIA merchandise in a transparent way. Frank presented that maybe the Board should try and have evening meetings and coordinate a date and time. The thought process is to remove barriers and get more involvement.</p>	<p><b>a.1. No Action Taken</b></p>
<p><b>a.2. Finance report – Jim Dunkelman</b></p>		<p><b>a.2. No Action Taken</b></p>



	<p>a.2. Jim Dunkelman stated he needs to go thru the parcel payment printout and update the financials. Jim also needs to connect with Ben Pongetti to find out why the Double Tree is not on the parcel lists and how to collect. The Chase and GM accounts were reviewed and Jim opened the floor for questions. Jim went over the draft budget with the Board. The Executive Committee reviewed the financials.</p>	
<p><b>a.3. Nomination Committee Report – Frank Rinaldi</b></p>		<p><b>a.3. Informative</b></p>
<p><b>a.4. Recommendation from Nominations Committee on Property Owner Director Nominees for a Two-Year Term</b></p>	<p>Frank Rinaldi went through the following items:</p>	
<p><b>a. City of Whittier</b></p>		<p><b>a. Ginny Ball Motioned for Katie Galvin-Surbatovic, Ben Pongetti, or Brian Saeki. Melinda Pina 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p>
<p><b>b. Rick Elias Represented by Christine Singer-Luna</b></p>	<p>Frank Rinaldi gave Christine Singer-Luna the opportunity to talk. Brent Haskell stated the next two years are Rick Elias' choice to attend meetings or not or replace Christine Singer-Luna. Melinda Pina stated Rick Elias was against the CBD</p>	<p><b>b. No Motion Brought to the Table.</b></p>



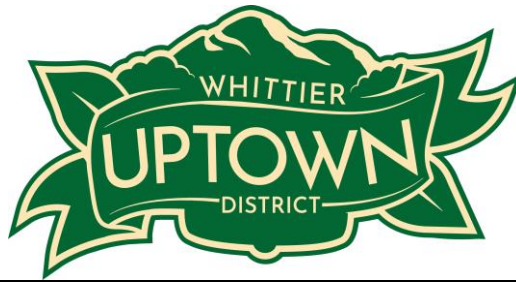
	<p>from the beginning and the past experience was negative, feels unsafe around Rick, and hopes the past actions are taken into consideration. Ginny Ball stated she has worked with Christine and enjoyed that. Further discussion on Christine attending DISI Committee meetings in the past and not currently due to building up career and business. Initially applied as a Board member. Christine is not a WUA member, but collaborated with WUA on the Greenleaf Promenade.</p>	
<p><b>c. Historical Society / Museum</b></p>		<p><b>c. Jim Dunkelman Motioned for Ginny Ball. Melinda Pina 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p>
<p><b>d. Stephen Ortiz or Irene McCallister</b></p>		<p><b>d. Jim Dunkelman Motioned for Stephen Ortiz or Irene McCallister. Ginny Ball 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p>
<p><b>e. Melinda Pina</b></p>		<p><b>e. Ginny Ball Motioned for Melinda Pina. Katie Galvin-Surbatovic 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p>
<p><b>f. Frank Rinaldi</b></p>		<p><b>f. Jim Dunkelman Motioned for Frank</b></p>



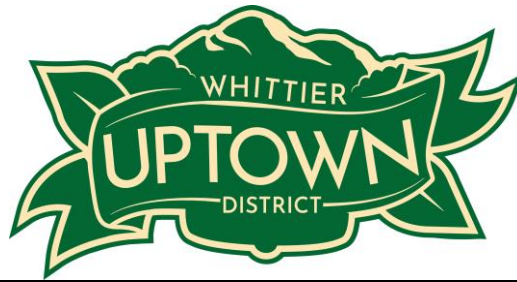
		<b>Rinaldi. Ginny Ball 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b>
<b>g. Whittier College</b>		<b>g. Katie Galvin-Surbatovic Motioned for Jim Dunkelman. Ginny Ball 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b>
<b>h. Board to Consider Additional Qualifying Nominations of Property Owners</b>		<b>h. No Further Nominations Presented to the Board.</b>
<b>a.5. Board to Consider Additional Qualifying Nominations of Community Members at Large</b>		<b>a.5. No Further Nominations Presented to the Board.</b>
<b>a.6. List of Board Members Serving the 2<sup>nd</sup> Year of Their Two-Year Term</b>	Frank Rinaldi listed the following: <ul style="list-style-type: none"> <li>a. Milt Pate</li> <li>b. PIH (Mark St. Julien)</li> <li>c. Whittier Union High School District (Steven Rodriguez)</li> </ul>	<b>a.6. Informative</b>
<b>a.7. Election of Officers for 2020 – 2021</b>	Frank Rinaldi went through the following items:	
<b>a. Nomination and Vote for President</b>	Frank R asked for any volunteers for President, being none Frank offered to continue as President.	<b>a. Ginny Ball Moved for Frank Rinaldi for President. Milt Pate 2<sup>nd</sup>. Brent Haskell</b>



		<p><b>Took Roll Call. All in Favor. Motion Passes.</b></p>
<p><b>b. Nomination and Vote for Vice President</b></p>		<p><b>b. Frank Rinaldi Nominated Katie Galvin-Surbatovic for Vice President. Katie Accepted. Ginny Ball Motioned. Jim Dunkelman 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p>
<p><b>c. Nomination and Vote for Treasurer</b></p>		<p><b>c. Melinda Pina Nominated Jim Dunkelman for Treasurer. Jim Accepted. Ginny Ball Motioned. Melinda Pina 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p>
<p><b>d. Nomination and Vote for Secretary</b></p>		<p><b>d. Frank Rinaldi Nominated Stephen Ortiz for Secretary. Stephen Accepted. Ginny Ball Motioned. Milt Pate 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p>
<p><b>a.8. Nominations and Votes for Committee Chairs</b></p>	<p>Frank Rinaldi went through the following items:</p>	

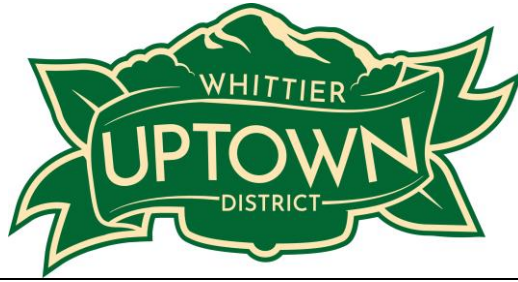


<p><b>a. District Identity and Streetscape Improvements</b></p>		<p><b>a. Melinda Pina Nominated Ricardo Diaz for DISI Committee Chair. Ricardo Accepted. Ginny Ball Motioned. Jim Dunkelman 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p>
<p><b>b. Executive – The Board President is the Committee Chair</b></p>		<p><b>b. Informative</b></p>
<p><b>c. Land Use</b></p>		<p><b>c. Ginny Ball Nominated Frank Rinaldi for Land Use Committee Chair. Frank Accepted. Ginny Ball Motioned. Milt Pate 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p>
<p><b>d. Sidewalk Operations</b></p>		<p><b>d. Frank Rinaldi Nominated Steven Rodriguez for Sidewalk Operations Committee Chair. Steven Accepted. Ginny Ball Motioned. Jim Dunkelman 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p>
<p><b>b. Contractor Update</b></p>	<p>Frank Rinaldi went through the following items:</p>	



<p><b>1. Aleco Report – Carlos Lopez</b></p>		<p><b>1. No Action Taken</b></p>
<p><b>2. Edna Becerra – Social Media Overview</b></p>		<p><b>2. No Action Taken</b></p>
<p><b>3. Coastal Landscape Services – Tyson Smith</b></p>	<p>See Attached Written Report.</p>	<p><b>3. No Action Taken</b></p>
<p><b>c.1.-5. District Identity Committee Update: Ricardo Diaz</b></p>	<p>Ricardo Diaz stated District Identity accomplishments, goals, and budget included in the packet.</p>	<p><b>c.1.-5. No Action Taken</b></p>
<p><b>d.1.-6. Sidewalk Operations Committee Update: Steven Rodriguez</b></p>	<p>Steven Rodriguez discussed Coastal Landscape renewal agreement. Jim Dunkelman asked if the attorney Rutan &amp; Tucker, LLP reviewed the agreement. Brent replied no. It was agreed last time and to end May 9<sup>th</sup> on the 3<sup>rd</sup> year term. Steven Rodriguez stated the language was addressed and the current agreement ended after two months of carry over. Steven Rodriguez provided the Coastal update.</p> <p>Brent Haskell stated Rutan &amp; Tucker, LLP reviewed the language in the Aleco renewal agreement, who made clear, if a lawsuit is filed it is done within one to two years after the incident. The end date of three years was agreed and added to section 5.3. First time Sidewalk is seeing the attached version. Jim Dunkelman wants to correct item 5.1 to read “one (1) million dollars general liability and workers compensation insurance”. Frank Rinaldi asked if there is a conflict on the contract.</p>	<p><b>d.1.-6. Steven Rodriguez Motioned to Approve the Coastal Landscape Agreement as Presented. Milt Pate 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p> <p><b>Steven Rodriguez Motioned to Approve the Aleco Agreement with the 5.1 wording correction to the insurance and the end date of July 11, 2021. Ginny Ball 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</b></p>





	<p>Brent Haskell confirmed there is no conflict between Aleco and legal regarding the contract as presented. The agreement expires on July 11, 2021 at the end of the 3-year term and to put out to RFP.</p> <p>Steven Rodriguez stated Sidewalk Operations accomplishments, goals, and budget included in the packet.</p>	
<b>e.1.-3. Land Use and Project Review Committee Update: Frank Rinaldi</b>	Frank Rinaldi stated Sidewalk Operations accomplishments and goals included in the packet.	<b>e.1.-3. No Action Taken</b>
<b>6. Other Board Items</b>		<b>6. No Action Taken</b>
<b>7. Next Meeting date</b>	Next regularly scheduled Board of Directors meeting will be on Thursday, October 8, 2020 at 8:30 a.m. at the Whittier Community Center at 7630 Washington Avenue or possibly telephonically.	<b>7. No Action Taken</b>
<b>8. Adjournment</b>	The meeting was adjourned at 10:03 a.m.	<b>8. No Action Taken</b>

Minutes taken by Brent Haskell and Stephanie Shamp, GM Properties