



Uptown Whittier Improvement Association
Board of Directors Meeting
Historic Train Depot
7333 Greenleaf, Whittier, CA 90601
Thursday, July 11, 2019, 8:30 a.m.

Current Lists of UWIA Board Members: 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, Mark St. Julien, and Nick Teel

Present: Melinda Pina (President), Conal McNamara (Vice President), Jim Dunkelman (Treasurer), Irene McCallister, Steven Rodriguez, Milt Pate, Mark St. Julien, and Nick Teel

Absent: Frank Rinaldi

Guests: Frank Perez and Andrew Yanez

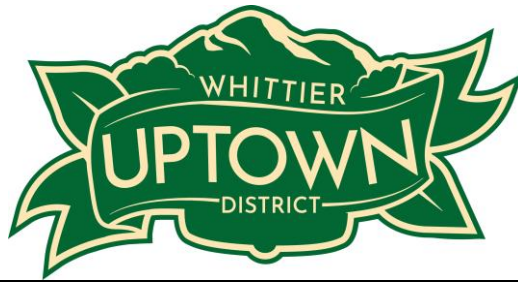
Consultant/

Staff: Edna Becerra, Ross Gile – DigiCal, Brent Haskell and Stephanie Shamp – GM Properties Inc.

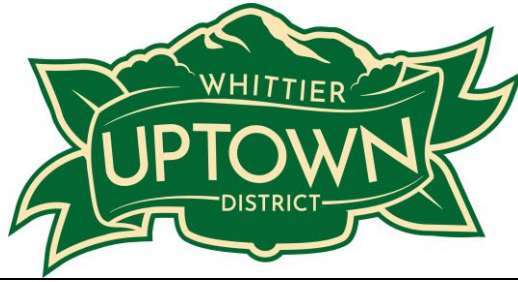
MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Call to Order and Introductions	Melinda Pina, the President, called the meeting of the property owners and guests present to order at 8:35 a.m.	1. No Action Taken
2. Flag Salute	Ross Gile led the Board and guests in the flag salute.	2. No Action Taken
3. Introductions of Guests and Announcements	Melinda opened the floor for any introductions, announcements, and public comment as follows:	3. No Action Taken

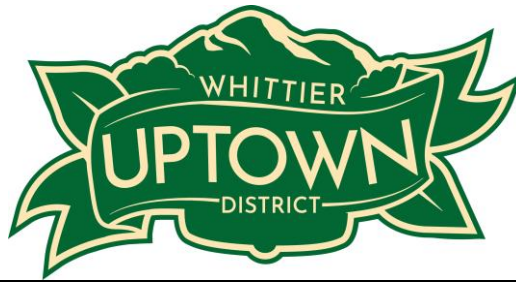
UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



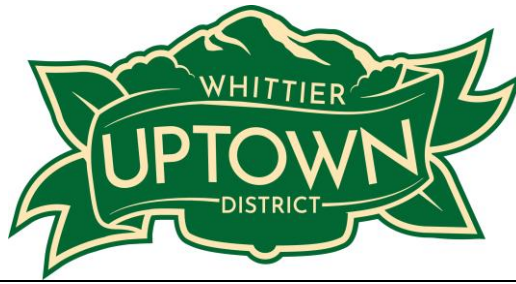
4. Public Comment		4. No Action Taken
5. Approval of the June 13, 2019 Board Minutes	Corrections need to be made as follows: n/a	Mark St. Julien motioned to approve the June 13, 2019 Board Minutes. Conal McNamara 2nd. All in favor. None opposed. Motion passed.
6. Committee Tasks		
a. Executive Committee:	Melinda and Jim went through the following items:	
a.1. President report – Melinda Pina	<p>a.1. Melinda Pina announced the Election Nomination Committee Meeting is scheduled for Thursday, July 18, 2019 at 8am at GM Properties.</p> <p>Legal Counsel was conferred. Ajit Thind with Rutan & Tucker, LLP went over the Brown Act with the UWIA. A meeting with Alvarez-Glasman & Colvin scheduled. Brent Haskell stated a 3rd attorney was solicited but there was no response.</p> <p>Form 700 Statement of Economic Interest update.</p>	<p>a.1. No Action Taken</p> <p>Mark St. Julien motion to approve the Executive Committee to move forward with negotiations to obtain legal counsel to represent UWIA on an as needed basis. Nick Teel 2nd. None opposed. Motion passed.</p> <p>Brent Haskell stated Form 700 is not needed for UWIA members.</p>



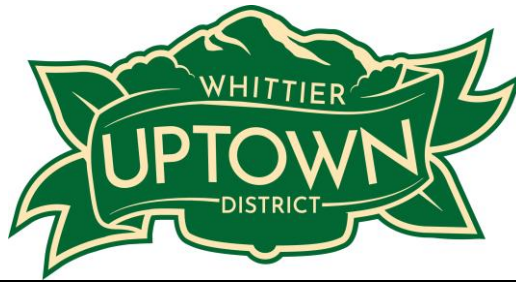
<p>a.2. Finance report – Jim Dunkelman</p>	<p>Mark St. Julien updated the Board on the Whittier City Hall 6/13/19 meeting on the Metro Line. Three options were reviewed. He observed a lot were in agreement and a lot were opposed. Year 2035 is the scheduled affective date.</p> <p>Jim Dunkelman debriefed on UWIA financials. The budget is on track. Indicated payments to GM Properties also show on the Chase Bank statement. Reconciled the assessments due to receive last year. \$250.00 higher because of a setup charge by the County. Jim went over non-payments. Last year 38 and this year 34 delinquent. Further discussion on private owner payments from properties sold. Milt Pate asked if the delinquencies are to be paid and when does UWIA receive payment. Conal McNamara stated through the county process and it takes time. Jim stated it is not a matter of if, but when.</p>	<p>No Action Taken</p> <p>a.2. No Action Taken</p>
<p>a.3. Other</p>		<p>a.3. No Action Taken</p>
<p>b. Contractor Update</p>	<p>Melinda Pina went through the following items and stated to email questions to Brent Haskell and he will forward them onto the vendors:</p>	
<p>b.1. Aleco report – Carlos Lopez</p>	<p>See Attached Written Report. Irene McCallister questioned Aleco’s report dates. Is it really reflecting future dates?</p>	<p>b.1. Brent Haskell will check with Aleco on the dates indicated in their Overview Report.</p>
<p>b.2. Coastal Landscape Services – Tyson Smith</p>	<p>See Attached Written Report.</p>	<p>b.2. No Action Taken</p>



<p>c.1.-2. Sidewalk Operations Committee Update: Stephen Ortiz</p>	<p>c.1. Irene McCallister stated she has nothing to report.</p> <p>c.2. Aleco survey was discussed. Mark St. Julien went over with the Board what was discussed at the Sidewalk Meeting – Remove 7. and get better sample of concerns with 3 only options. Edna Becerra stated list priorities. Melinda Pina asked if the questionnaire will be on the website. Mark St. Julien stated yes. Melinda asked if the intent is for the property owners to receive the survey? Edna stated to create a new URL and get that out to all property owners. Mark agreed that UWIA could get good data. Melinda asked if there is further discussion to remove 7. There was none. Further discussion on the website. Irene stated she would like to see the election on the website and include verbiage. Melinda asked the Board if they would like to add the election paperwork to the website or mail. Brent Haskell stated UWIA does not have all owner’s email addresses. Irene stated she would like the survey verbiage added in the ballot. Mark asked if they are to include business owners. Melinda stated vested people; therefore, property owners, and this is a fluid survey. She sees the value in that. Jim Dunkelman stated he would like to see the different perception of business owners versus property owners. Mark stated item 8. Is connected to 7. and would like to take out “If yes, then” in item 8. Melinda stated she is grammatically confused on question 6. Irene stated to reword it “Are you</p>	<p>c.1. No Action Taken</p> <p>c.2. Aleco survey tabled. Sidewalk Operations Committee to work on Board recommendations with the changes and submit it back to the Board.</p>
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	<p>aware of the following Ambassador Services?” Discussion on Ambassador roles. Irene stated a good introduction would be to start with on Ambassador roles and responsibilities. Melinda stated the survey needs to be tabled. Further work for recommendation is needed with changes. Irene asked if the mailing is tabled. Brent Haskell stated the mailing of the ballots are to go out before the next Sidewalk Meeting.</p>	
<p>d.1.-4. District Identity Committee Update: Ricardo Diaz</p>	<p>d.1.-4. Ricardo Diaz absent and no update reported to GM Properties Inc.</p> <p>d.2. Ross Gile with DigiCal performed a presentation of UWIA.org on the website, each page, links, and forms. All mobile friendly and ADA compliant. Ross discussed how Irene McCallister and other Board/Committee Members were helpful along with Edna Becerra. He is now an FAA certified drone pilot. His drone was used for the website. Jim Dunkelman asked what is left to do. Ross stated both him and Edna Becerra finished everything that UWIA asked for. Edna stated this is a fluid project. Further discussion on the Aleco survey and the cost benefit to creating a sub domain – MyUWIA.org or something similar. Further discussion on password, owner email addresses needed, and owner engagement. Andrew stated his knowledge on the website, functionality, backup used, and memory storage.</p> <p>d.3. Ross Gile reviewed the email hosting services. Irene McCallister asked who is</p>	<p>d.1. No Action Taken.</p> <p>d.2. Irene McCallister motioned for the website to go live. Mark St. Julien 2nd. None opposed. All approved. Motion passed.</p> <p>d.3. Mark St. Julien motioned to amend the current agreement</p>



	<p>currently hosting. Ross stated Ricardo’s friend. Irene stated UWIA needs to decide to keep Ricardo’s friend or move onto Ross Gile. Rose stated UWIA needs to keep in mind with Ricardo’s friend there is third party access to get the work done. Irene asked if there is a contract with Ricardo’s friend. Brent Haskell stated not to our knowledge. Irene stated all services should go hand-in-hand. Andrew stated the service versus the cost is a very good deal. If the services were to be broken up the costs would be higher individually. Andrew asked if the SSL is included. Ross stated yes all included. Mark St. Julien stated a server is needed for working on-line. Irene stated there is a Sidewalk meeting tomorrow if recommendations are needed.</p> <p>d.4. Other</p>	<p>with DigiCal to provide web site and emailing hosting services at a cost of \$200.00 per month. Nick Teel 2nd. All in agreement. None opposed. Motion passed.</p> <p>d.4. No Action Taken.</p>
e.1.-2. Land Use and Project Review Committee Update: Frank Rinaldi	<p>e.1. Frank Rinaldi absent and no update reported to GM Properties Inc.</p> <p>e.2. Other</p>	<p>e.1. No Action Taken</p> <p>e.2. No Action Taken</p>
7. Other Board Items		7. No Action Taken
8. Next Meeting date	The next Board of Directors meeting will be on Thursday, August 8, 2019 at 8:30 a.m. at the Train Depot.	No Action Taken
9. Adjournment	The meeting was adjourned at 9:36 a.m.	No Action Taken

Minutes taken by Brent Haskell and Stephanie Shamp, GM Properties