



**Uptown Whittier Improvement Association  
Board of Directors Meeting  
GM Properties Inc.  
13305 Penn Street, Suite 200, Whittier, CA  
Special Meeting - Monday, May 20, 2019, 12:00 p.m.**

**Current Lists of UWIA Board Members:** Jeff Collier or Conal McNamara (Temporary Vice President), Jim Dunkelman (Treasurer), Ronald Jeffery, 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:** Jim Dunkelman (Treasurer), Ronald Jeffery, Monica Oviedo (Secretary), Milt Pate, Melinda Pina (President), Frank Rinaldi, Mark St. Julien, Nick Teel

**Absent:** Conal McNamara / Jeff Collier, Stephen Ortiz / Irene McCallister,

**Guests:**

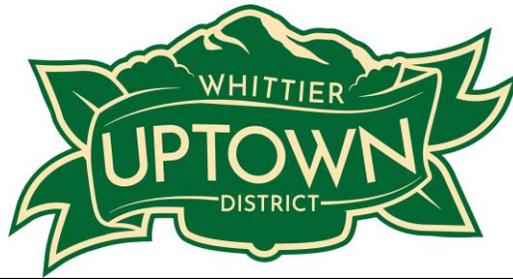
**Consultant/**

**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 of the property owners and guests present to order at 12:00 p.m.	<b>1. No Action Taken</b>
<b>2. Introduction of Guests and Announcements</b>		<b>2. No Action Taken</b>
<b>3. Public Comment</b>	Melinda opened the floor for public comment. There was as follows: Milt Pate announced he went to the Founders Day Festival and observed	<b>3. No Action Taken</b>

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



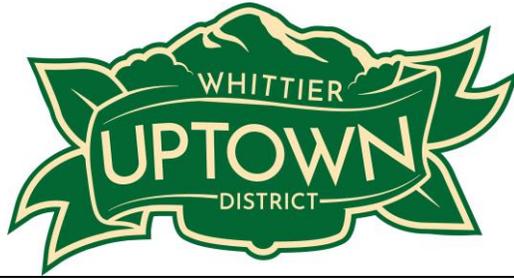
	<p>attendance is dwindling. Discussion on low social media advertisement, low vendors, and old cars. UWA standardly sends out a blast.</p>	
<p><b>4. Board to discuss and determine if they wish to renew the contract with Coastal Landscape for a second year</b></p>	<p>Jim Dunkelman stated he did a Lease cleanout on grammar and clarification. Melinda Pina stated nothing contractual. Mark St. Julien stated include CPI increases, usually 2% with the evergreen clause or not go with the evergreen and go yearly. Jim questioned if increase was discussed by Coastal. Mark stated no. Melinda stated open to discussion. Mark stated if the monies are outlined there are no future concerns for UWIA. Ron Jeffery stated if it is a yearly contract UWIA is not concerned for the year. Melinda stated base on costs and review annually and base it on CPI, including a clause. Jim stated he is okay working with GM on the edits of the contract. Further discussion on the evergreen clause. Monica Oviedo stated include 60-days by end of year notice and to align with the budget. Brent Haskell stated the contract is between 5/16 thru 5/16. Frank Rinaldi stated no increase everything normal. With an increase UWIA can RFP it out. Monica questioned if there were no penalties in looking elsewhere. Mark stated no. Jim would like the wording to include No More than CPI. Melinda stated do not wait for the increase. Automatically do the increase. Mark and Ron agreed. Melinda asked if Coastal made in increase request. Brent stated no.</p>	<p><b>4. Jim Dunkelman to work with GM on grammatically cleaning up and clarifying Coastal Landscape’s contract.</b></p> <p><b>Motion for renewal of Coastal Landscape’s contract with modifications discussed and edits. Nick Teel motioned. Jim Dunkelman and Mark St. Julien 2<sup>nd</sup>. All in favor. Motion passed.</b></p> <p><b>The vote for the annual contract with 60-Days’ Notice prior to the end of contract, if there is to be an increase the following year, contract will go month-to-month. Six = Yes Two = Nos None = Abstain Vote Passes.</b></p>



	<p>Frank asked if there is a coordinating effort on UWIA on work functions. Melinda stated UWIA has City of Whittier schedule. UWIA does not have UWA's schedule. She has made several attempts but Frank cancels that day. Melinda agrees to being fiscally responsible and will continue to be. Collaboration is needed. Mark St. Julien stated Tyson with Coastal coordinates with the city on trash, graffiti, and big items pick up. Ron Jeffery stated the alleys are a separate matter. Topics within the street committee and people showing up at city meetings to clean and maintain the alley. Melinda stated UWIA needs to hold the city accountable and hold the feet to the fire on the alley maintenance. Frank stated UWIA provides and the city takes services away. Jim stated UWIA needs to bring out the city To Do Lists and revisit it. Frank stated bring the chief of police involved on uptown footwork. Melinda stated the city budget on this ran out. Mark stated UWIA needs a list of what the city is cutting back. Melinda would like to provide the city with numbers. Ron stated the city was not doing much.</p> <p>Brent recommends putting in the CPI verbiage. He does not recommend The Cap. Frank asked if Coastal has an automatic increase. Ron and Nick state, no. Melinda stated with Board approval. Monica wants to include Notice in 60-Days of any increase so the Board can make a decision. Melinda leaning to an annual contract. Mark exceeds contract 30-Days</p>	
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	<p>than Month-to-Month. Monica repeated 60-Day Notice of Increase prior to the end of the contract. Frank pointed out month-to-month becomes a higher rate.</p>	
<p><b>5. Board to discuss and determine if they should require Coastal Landscape to increase insurance coverage and pay the difference for the increased cost</b></p>	<p>Monica Oviedo questioned if the city of Whittier is requiring an insurance increase. Brent Haskell stated it is a recommendation, not a requirement. Monica stated she pulled the school district for reference – general liability at 1 million, 2 aggregate, and auto liability the same. Frank Rinaldi asked for all sites and Monica replied yes. Mark St. Julien stated the same is for all his sites. Ron Jeffery asked what is the city requirements. Brent stated city requirements and moved into costs and payments. Ron stated UWIA pays the requirements and with Coastal Landscape paying a higher limit he is not in agreement because Ron believes UWIA would be paying both policies. Frank pointed out between public and private policies and UWIA is a 2<sup>nd</sup> tier – sub to the city. Monica would like the policy to remain as is and stated people look at the policy cap and sue based upon that. Frank questioned the policy. Brent stated as of January \$12,500.00 per month. Frank stated the insurance costs are with UWIA so he is not in agreement on the fees. Monica stated in the last 3-year suit history, with juror not known, but a percentage on each party is identified. Melinda stated that is her concern for UWIA and UWA on each Board and lawsuits become an issue and overflow to each association. Ron Jeffery stated he would like the contract to stand as is.</p>	<p><b>5. Motion to make Coastal Landscape keep their policy premium as is. Monica Oviedo Motioned. Nick Teel 2<sup>nd</sup>. All approved. Motion passed.</b></p>



<b>6. Next Meeting date</b>	The next Board of Directors meeting will be on Thursday, June 13, 2019 at 8:30 a.m. at the Transportation Depot.	<b>No Action Taken</b>
<b>7. Adjournment</b>	The meeting was adjourned at 12:50 p.m.	<b>No Action Taken</b>

**Minutes taken by Brent Haskell and Stephanie Shamp, GM Properties**