



HACIENDA HEIGHTS IMPROVEMENT ASSOCIATION, INC.
POST OFFICE BOX 5235 • HACIENDA HEIGHTS, CA 91745

BOARD OF DIRECTORS
MEETING MINUTES
September 17, 2018

LOCATION: Hacienda La Puente Unified School District at 15959 E. Gale Avenue in the City of Industry, CA. 91716-0002.

- 1 MEETING CALLED TO ORDER:** Time is 7:00 P.M. and HHIA meeting is held in the District Conference Room chaired by Mr. Mike Williams, President.
- 2 PLEDGE OF ALLIGIANCE:** Pledge led by our Vern Grimshaw
- 3 ROLL CALL:** Ted Chang, Jeffrey Lin, Shou Jen Kuo , Scott Martin, Lucy Pedregon, Sandy Keat, Joan Licari, Jennifer Kelley, Mike Williams.

ABSENT BOARD MEMBERS: David Salcedo, Joan Snyder, Jim Kleinpell.

- 4 MEETING MINUTES:** For Board meeting August 20 the meeting minutes were not submitted for approval by Jennifer Kelley. Approval of the meeting minutes delayed.
- 5 TREASURER’S REPORT:** Mike Williams reported HHIA holds an account at US Bank located at 2040 So. Hacienda Boulevard in Hacienda Heights, CA. 91745. The report of Income/Deposits total to the amount of \$660.00 while the amount of expenses total to \$28.66 concluding to a total balance of \$14,626.45 as of August 31, 2018. For itemization of details refer to Website: www.hhia.net

6 PUBLIC SAFETY & LAW ENFORCEMENT UPDATES:

- a. California Highway Patrol** – Officer Jeremy Tolen reported statistics for unincorporated Hacienda Heights: 214 collisions reported on the streets and 719 collisions on the 60 freeway. Station wide the statistics as of September 1, 2018 in regards to collisions were 9 fatal accidents, 1,729 injuries and 4,291 non-injuries. The primary factor in most collisions were due to excessive speed. There was one fatality due to DUI and 116 injuries due to DUI 188 DUI non-injury collisions and 4 motorcycle fatalities. Citations for Sante Fe Springs: 3,042 speeding citations, 750 citations for DUI, 711 citations for no seat-belt, 96 citations for not having minors properly restrained, 1,355 citations for talking on a cell phone, 2,360 citations for texting and driving. Street racing task force is in effect following from Los Angeles to the Inland Empire and have recently seen activity in Hacienda Hts and Rowland Hts in the last few weeks. There will be an ongoing battle with street racing and sideshows since the police are outnumbered. If you can safely snap a photo or give any information that is much appreciated. Residents that would like to file a traffic complaint or have

information can email 550trafficcomplaints@chp.ca.gov October 20 in Rowland Heights Buckboard Parade will cause some traffic delays, please plan accordingly.

- b. Los Angeles Sheriff Department** – Deputy Jose Ruano reports crime are down 10% compared to last year at this time in Hacienda Heights. Crimes against people down 32% this year, no homicides this year to report. There has been one assault this month. We are down 8% in burglaries. There were 2 Robberies at T-Mobile stores that were related to each other. Phones taken and attempted to be taken by force only with no weapons involved. There was surveillance of the robberies so investigators are working on that incident. Burglaries year to date for Hacienda Heights we have had 28 compared to 52 last year. Auto thefts and auto burglaries are down. Deputy Ruano just started another Neighborhood Watch in the Hightore area between Puente Del Este and Elsa has been formed. 20-30 residents showed up to the first meeting in this neighborhood. Deputy Ruano encourages everyone to get to know their neighbors and “If you see something, say something”. Resident brought up a concern to the Deputy about fireworks still happening in their neighborhood. Deputy urges the minute you witness or hear fireworks call the station so this can be addressed. Board member thanked Deputy Ruano for quieting down a loud party at 1:30am after he made a call. Resident brought up concerns about cars speeding on Charlemont Ave in the morning and evenings. This will address by both the Deputy and Officer Tolen from CHP. Board member wanted to clarify how the statistic were given. Which was the full month last year to beginning of month to date this year. Another resident named a few areas where there is trash and debris in front of properties. Near Colima & Hacienda and Haliburton were named. Deputy Ruano will follow up and get Code Enforcement involved.
- c. Mountains & Recreation & Conservation Authority** – Ranger Francine Godoy was Absent. For more information about the Hacienda Heights Trailhead log on to www.habitatauthority.org or call (562) 945-9003.

7 PRESENTATION: 15716 East Tetley Street Project presented Steve Armanino

Steve Armanino is Director of Development for Olsen Company and came to present the opportunity for Olsen to build 33 for sale town homes on what is currently the site of Hacienda Christian Church. Mr. Armanino states that the owner of the property has elected to sell. The Olsen Company is currently in escrow with the property owner. There has been one community meeting that they received good community input according to Mr. Armanino and this is the first meeting to present a more fully developed design based on those directions. The homes range between 1300 to 1900 sqft with 2 and 3 bedroom units. Plan 1 is a 2 bedroom carriage unit enter on the first floor with the second floor living space and bedrooms, Plan 2 1500-1600 sqft range that has down stairs living with a small backyard and upstairs bedroom and bathrooms. Plan 3 is approximately 1900 sqft with living space and bedrooms on first and second floors with a yard. The building is two stories to keep with the characteristic of the neighborhood. There are some pedestrian paths that lead from Tetley to the front doors. There is an open space that is being designed. The cross street are Tetley and Hacienda Blvd. Mr. Armanino addressed various concerns in the question and answer segment. One major concern was about parking. County requires two parking space per unit and a quarter parking spaces for visitors per unit. As it stands residents have 2 spaces for each unit in their garage and half a space for guest parking in common area. There are 17 open spaces. LA County Fire department signed off on emergency access. The community is not a gated community. It was left open to be part of the neighborhood. There is no handicap accessibility units assigned because it is early in the process. There will be environmental impact studies required that will be done including air quality, noise abatement and traffic. Resident commented there should be a study on impact of local schools. Longtime Resident for 48 years commented that she was a member of the church and the church property that this project proposal is on was not for sale. The resident explained that CDF a Christian Foundation that was suppose to help churches got involved and proposed this opportunity. Mr. Armanino can not speak to the situation of the church just that

the sale happens between brokers. In other questions by residents. To clarify Olsen has two projects in Hacienda Heights Manzanita Walk on 15710 Newton St, Hacienda Heights, and 15716 Tetley St which is current proposal. There will be 2 trash cans per unit a trash and recycling. As it currently is planned the garbage will be placed in front of each unit and trashman will come on to private street to pick up trash. The green waste will be mostly taken by landscaping company from landscaping of common areas. The timeline is estimated at a year to close escrow, have preliminary plans approved and break ground. We do not know if there will be any opportunities for affordable housing on this project. Mr. Williams, president of HHIA did attend the first meeting at the church for this project. President, Mike Williams, closed the presentation by explaining that this is just the very first step in presenting this project. HHIA receives a monthly update from regional planning. HHIA follows current projects are that proposed in our community. HHIA does not get involved in sales. HHIA simply gives opportunity for residents to listen to these projects being proposed and ask questions and provide comments. We then provide comments to Regional Planning based on comments. If you wish to provide a comment you can do so directly to Regional Planning. Residents are also welcome to give comments to HHIA which will then present them to Regional Planning.

8 COMMUNITY REPRESENTATIVES:

- a. Representative 4th Supervisorial District** – Field Deputy Lauren Yokomizo announced LA found, a county wide initiative the supervisor has championed. This is a program for those that suffer with dementia, autism or are prone to wander and provide tracking bracelets that can be activated by the LA County Sheriff Department to locate these individuals. Program launched 3 weeks ago and a few residents have already been found due to this program. Go to lafound.com for more information. Cost is \$325 for a bracelet and there are opportunities to get help if you cannot afford it. Rent control is another issue that Supervisor Janice Hahn has been working on specifically at mobile home parks. The county is exploring an ordinance for mobile home parks specifically in the unincorporated areas September 27 6pm there will be a round table discussion at the Hacienda Hts library. Public Safety Appreciation Luncheon sponsored by Supervisor Hahn will be held at the Hacienda Heights Community Center on October 18 at 11:30am. \$20 to attend \$40 if you would also like to sponsor a public safety officer. Resident asked the field Deputy about an item on the agenda that recently passed that is an ordinance in unincorporated areas dealing with rent control. Lauren did not have all the information but will update as it gets further along. Another resident voiced their concerns about the Steinmetz Senior Center. The air conditioning broke and has not been repaired. The residents that frequent the Senior Center was told there are no funds to fix it. Ms. Yokomizo addressed the concern explaining they have not yet been able to allocate funds and the supervisor has elevated this issue. Ms. Yokomizo will provide the concerns, comments and suggestions to Supervisor Hahn in regards to that repair getting done quickly. Another Resident requested the Supervisor have a field office in Hacienda Heights. Ms. Yokomizo explained they are close to signing a lease in a shopping center on Colima and Fullerton.

Downtown field office for 4th District Supervisor Janice Hahn is (213) 974-4444.

- b. Representative 39th Congressional District** - Field Deputy is vacant.
- c. Representative 57th State Assembly District** - Field Deputy Ruby Duenas was absent.
- d. Representative 32nd State Senate District** - Field Deputy is vacant.
- e. Representative Mt. San Antonio College** - Don Sachs was absent.
- f. Hacienda Heights Librarian** - Amy Boteilho announces October 8 library will be closed for Indigence Peoples Day (formerly Columbus Day) October every Wednesday library will feature local history film series which is documentary series by one of our local residents Marty Shields. You can drop off your mail ballot at the library until 8pm November 6. Story time is now called “Smarty Pants Story Time” incorporating school readiness into with techniques and activities. Starting October 31 you will need to register for story time. Check out online resources at <http://lacountylibrary.org/lib/haciendahts/>.
- g. Hsi Lai Temple, Project Coordinator, IBPS** - Gena Ooi the Hsi Lai announced there was a

blood drive at Hsi Lai Temple with 35 participants. Hsi Lai Temple sponsored a beach cleanup at red beach where there were 300 participants including our Board member Lucy Pedregon. The activities included the beach clean-up, aerobic activities, meditation and picnic. Saturday September 22 7:30pm-9pm "Under the Moon" Autumn Moon festival will be held at the temple court yard. RSVP is a must. October 24 swap meet selling donated items with net proceeds to buy hygiene projects for women and children. These products will be donated to Whittier and Harbor City Women Shelters. For more information on events and classes visit <http://www.hsilai.org>.

9 OLD BUSINESS:

- a. Mr. Williams is working on a Director's Book, property of HHIA, for all HHIA Board Members that will include historical information, current bylaws, articles of incorporation and all essential information.
- b. Annual Meeting Committee for 2019 is co-chaired by Scott Martin and Lucy Pedregon will be meeting to start preparations for this event. Jennifer Kelley will supply names of Board members and other HHIA members that will volunteer to plan this event. There will be a report at next Board meeting with an update on plans.
- c. Scott Martin, Vice President has taken over updating Officers, Directors and Committee Chairman Duties. Mr. Williams requested all Officers, Directors and Chairman of a Committee please update your committee chair responsibilities and give a description on what you do on a monthly basis.
- d. Financial Audit Committee met on September 17, 2018 and did an Audit of 2017 from January 1 through December 31. Mr. Williams read from the report of Maury Edwards. This report showed there were no discrepancies noted, there were receipts for expenditures, bills were paid and dully noted on time, all expenditures/checks were accounted for and created by the bank. The concerns that were noted were the checking account and the checkbook register were not the same as bank statement balances. The difference at years end was negative \$526. Partially reconciled by \$270 arrhythmic error and the balance discrepancy occur in 2016. There were several invoices and receipts missing from the files which may have been electronic. Following recommendations are made 1) Reconcile the checkbook register with the bank statement monthly to correct any errors. 2) File all invoices monthly with the bank statement note the check number on the paid invoices and receipts. Electronic invoices should be printed and filed. The report will be available on the HHIA website under the Treasure Reports. Mr. Williams confirms that HHIA will adopt these 2 recommendations.

10 NEW BUSINESS:

- a. HHIA will Appoint a Nominating Committee. The term of a Board member is 2 years with a possible 3 terms before being termed out. Mr. Williams published a memo that will be put on the HHIA website that identifies directors currently eligible to be nominated for term 2019- 2021. Current Directors eligible for re-election are Ted Chang, Sandy Keat, Lucy Pedegron, and Joan Snyder. The Directors who will term out are Mike Williams and Joan Licari. Directors eligible to serve on the Nominating Committee are Scott Martin, Jennifer Kelley, Jim Kleinpell, Shou Jen Kuo , Jeffery Lin and David Salcedo. HHIA members may also Volunteer to be on the committee. There must be 5 on this committee. Scott Martin and Shou Jen Kuo volunteered to be on the committee. David Salcedo, Jeffery Lin and Jim Kleinpell were suggested and will be asked to participate on this committee.
- b. Supervisor Janice Hahn has asked HHIA to spread the word about prevention of the West Nile Virus and be part of the West Nile Virus Prevention Challenge. To accomplish this task we have a Committee. This committee will create a flyer to distribute and put together booth and game/ activity to educate residents at the October 26 from 6pm-9pm Halloween Event at the community center.
- c. Mt San Antonio College has a proposition on the ballot this year. Vote yes on GO. Mr.

Williams made a motion for all Board Members to support this proposition on the Ballot. Sandy Keat seconds this motion. No discussion. All present board members agreed with a vote and motion passed.

- d. Supervisor Hahn has invited the Board of Director to be guests of Supervisor Hahn on October 10 at 10am for State of the County address in San Perdo. Directors will RSVP to Mr. Williams.

11 COMMITTEE REPORTS: Please refer to HHIA website www.hhia.net for details of Board Member reports.

12 PUBLIC INPUT:

- a. Resident Sandy Becker addressed the parking on Tetley Street. Ms. Becker explains it is not only a problem or a nuisance but now has become a hazard. Currently from Hacienda Blvd to Richdale Ave there is no parking spaces on the street from 6:30pm to 7am, 7 days a week. Ms. Becker states parking spaces are taken by 3 Commercial Vans, 2 Commercial Box Trucks, 2 Commercial Pick-up Trucks. Ms. Becker cannot see to safely exit her drive way. Mr. Williams requested that Ms. Becker take pictures of the commercial vehicle license plate and send to HHIA and Mr. Williams will share with public works.
- b. Resident Diane Ortega, resident for over 35 years, addressed concerns about Quemetco Plant and asked what can be done to prohibit Quemetco to increase production. Ms. Ortega asked specifically how closely does HHIA follow this issue. It was explained that Board member Dr. Joan Licari is Chair of Environmental studies Committee and has given a report in detail on the latest information available in regards to Quemetco. Multiple Board members did attend the Community meeting at the Hacienda Hts Community Center and HHIA created a flyer promoting the community meeting opposing the increase of production to Quemetco. This flyer was passed out to the community. HHIA notes the concerns residents have and encourages all residents to attend the next upcoming meetings. Dr. Joan Licari summarized what is currently happening with permits and community meetings for the new proposals being challenged by residents. Please refer to Dr. Licari's report on www.hhia.net. Next Quemetco meeting is Tuesday September 18 at 7pm at Andrews Elementary School in North Whittier.
- c. Resident Andrea Gordon spoke on her concerns for Quemetco. A few questions such as: how is it this facility is still running with expired permits and violations? Ms. Gordon urges HHIA to take an active role and all residents of our community to push for Quemetco to be shut down. Ms. Gordon explains from her research the plant is dangerous and she has grave concerns for resident's health and safety, especially being a cancer survivor herself. The plant has so many cancer-causing chemicals that are a hazard. The other main issue that Ms. Gordon spoke on was that the oil drilling in the Wildlife Preserve in our local hills. Ms. Gordon explained there has been a legal battle going on with the oil companies and the city of Whittier and recently there was a decision that was reversed. Now the city of Whittier can drill based on reversed decision. There are plans in the work and Ms. Gordon opposes this. This is a safety concern for potential fires, insurance will not cover these residence and exposure to oil and gas is a major health concern.
- d. Resident Hank Pedregon inquired about the rules for being absent as a Board member. Mr. Williams explained you can be excused if you have work or family commitment.
- e. Resident Adriana Quinones requested the HHIA Agenda be put on the website a few days before the HHIA meeting. This is something that HHIA plans to do.

13 ANNOUNCEMENTS:

- a. Lucy Pedregon is retiring from her teaching position after 23 years of service. Congratulations Mrs. Pedregon on a successful teaching career! Enjoy Retirement!

- b.** Penny Fraumeni was introduced as a Candidate running in the election for Board of Education for Hacienda-La Puente Unified School District.
- c.** The Hacienda La Puente Unified School District has a Personnel Commissioner Vacancy. Please inquire with the Superintend Office to apply.

14 ADJOURNMENT: HHIA meeting declared closed at 8:57 P.M. by Mr. Mike Williams, President. Thank you all for attending the meeting!

Respectfully Submitted by,
Jennifer Kelley, Secretary