



Lake Balboa Neighborhood Council

P.O. Box 7720
 Lake Balboa, CA 91409-7720
 818-779-9026
 Website: www.lakebalboanc.org
 Email: info@lakeBalboanc.org

Board Meeting Minutes

August 6, 2025
 7:03PM-9:15PM
APPROVED

Regular Meeting Location:
Gault Street Elementary School
17000 Gault Street
Lake Balboa CA 91406

(MAIL NOT ACCEPTED AT THIS ADDRESS)

Boardmember		Roll Call	Funding Vote Eligible*	Category
James Brown	1 st Vice President	Present	YES	Residential
Douglas Escobar		Resigned	YES	Business
Steve Friedmann		Joined in Item 8a.	NO	Business
Christopher Garcia		Present	NO	Youth
Nicholas Gaines		Joined in Item 8b.	NO	Residential
John Garcia		Present	YES	Residential
Alex Goode	2 nd Vice President	Present	YES	Residential
Linda Gravani	President	Present	YES	Business
Surat Hazra		Present	YES	At Large
Darian Heredia		Present	YES	Residential
Lydia Jerosimich		Present	YES	Senior
Mihran Kalaydjian		Present	YES	Organization
Jackie Knoll		Present	YES	Residential
Danica Middleton	Secretary	Present	YES	Residential
Mariam Preissel		Present	YES	Organization
Linda Schwering	Treasurer	Present	YES	At-Large
Jim Stein		Joined in Item 8c.	YES	At-Large
David Woolf		Joined in Item 8a.	NO	Business
Total Board Members -17		Present 13 Absent 00 at Roll Call		

*Funding vote eligibility key: **A**=age less than 18 yrs.; **E**=Ethics training; **F**=Funding training; **N**=not taken; **X**=expired

** Advance notice given for absence ***At Large Appointed (VOTE KEY: Yes, No, Abstain, Ineligible, Recuse, Absent)

1. Call meeting to order WELCOME to our STAKEHOLDERS –The meeting was called to order at 7:03PM by President Linda Gravani.

L.A. City Charter Sec 900. Purpose (Of Neighborhood Councils)

To promote more citizen participation in government and make government more responsive to local needs, a citywide system of neighborhood councils, and a Department of Neighborhood Empowerment is

created. Neighborhood Councils shall include representatives of the many diverse interests in communities and shall have an advisory role on issues of concern to the neighborhood.

Our Mission is to bring forward our concerns to our elected officials,

We are a department within the city of Los Angeles. We are required to follow city and state laws. The Brown Act does not allow us to discuss anything that is NOT on tonight's agenda. There is an item called PUBLIC COMMENT where you can address items NOT on the agenda. The President has suggested time limits for each item so that the meeting will end around 915p. Time allocations are approximate and may be shortened or lengthened at the discretion of the President. The time keeper is: **James Brown.**

2. **Pledge of Allegiance- The Pledge of Allegiance was led by Christopher Garcia.**
3. **Roll Call- Roll was called by Secretary Danica Middleton. A quorum of nine was reached.**

LBNC ITEM 3. Roll Call			
Present-13	Absent-00	Excused-00	
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	

4. Discussion and possible action to adopt the **August 6, 2025** agenda

Public Comment: No comment

Motion: Passed (7:07PM)

LBNC ITEM 4. Motion to adopt the August 6, 2025 agenda				
Moved: Gravani Seconded: Goode				
Yes-13	No-00	Abstain-00	Ineligible-00	Absent-00
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	None	None

5. Discussion and possible action regarding the approval of **LBNC June, 2025 Meeting Minutes** – Middleton

Public Comment: No comment

Motion: Passed (7:09PM)

LBNC ITEM 5. Motion to adopt the June 4, 2025 meeting minutes				
Moved: Middleton Seconded: Brown				
Yes-13	No-00	Abstain-00	Ineligible-00	Absent-00
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	None	None

6. Announcements and Reports: **If present, PLEASE IDENTIFY YOURSELF and limit your comments to 2 minutes- Thank you**

- a. West Valley LAPD Captain III Brian Wendling 26929@lapd.online – 818-374-7640

- i. Senior Lead Officer (SLO) - Officer Mike Terrazas 818-374-7631 34499@lapd.online- Officer Terrazas has not been in the field. Please make sure to lock your cars.
- ii. Also Representing LBNC Sgt Anthony Duran 818-374-7694 37527@lapd.online
- iii. NON-Emergency 877-ASK- LAPD 877-275-5273
- b. LA Fire Dept Battalion 10 'A' Platoon, Battalion Chief Robert J Barna robert.barna@lacity.org 818-756-8610
- c. LA City Council District 6 (CD 6) Imelda Padilla 818-778-4999
 - i. Rosie.Avetisyan@lacity.org - Field Rep for Lake Balboa -Rosie has been meeting with the Sepulveda Basin Task Force. The cameras in the basin will be installed soon. The city will be cleaning the medians on Burbank between Hayvenhurst and Woodley. The office has received complaints in regards to the homeless on Haskell.
 - ii. Rebecca.Gurrola@lacity.org – Homelessness Director
 - iii. Christopher.E.Hernandez@lacity.org - Homelessness Coordinator
 - iv. Lamont.Cobb@lacity.org – Land Use
 - v. Alexandra.Leard@lacity.org – VNY Airport – Deputy Chief of Staff
- d. LA Mayor Karen Bass' office – 213-400-0916 Michelle.Vergara@lacity.org, Betsaira.Aguilera@lacity.org (Betsy) Community Engagement 213-257-0224
- e. LA City Attorney's Office – 213-978-8100 Hydee Feldstein Soto
- f. LA City Planning Liaison Ariel.Jones@lacity.org 213-820-4255
- g. LA Metro Ron Macias maciasr@metro.net
- h. LAUSD Scott Schmerelson's office (District 3) 818-654-3785 Deputy Director of School and Community Engagement Karla Silva Karla.Silva1@lausd.net 213-241-8333
- i. LA County Supervisor Lindsey P. Horvath office (District 3) 818-901-3831 District Director Mirna Ezquivel mezquivel@bos.lacounty.gov
 - i. HELP for HOMELESS www.la-hop.org Constituent Advocate ESFV Office Paulina Torres & Karen Dominguez
- j. CA Assemblymember Jesse Gabriel 46th Assembly district 818-346-4521 Jack Trent-Dorfman Field Rep
- k. CA State Senator Caroline Menjivar, (District 20) sd20.senate.ca.gov 916-651-4020 Star.Resendez@sen.ca.gov 818-901-5588 Ms. Resendez stated that they are in summer recess. They had staff at The National Night Out Event.
- l. US Representative Luz Rivas (District 29) 818-221-3718 Office not set-up yet
- m. US Representative Brad Sherman – (District 30) - 818-501-9200 Mary.Chakerian@mail.house.gov
- n. Van Nuys Airport Citizen's Advisory Council (CAC) Alicia Avery resident of Lake Balboa VNYCAC@lawa.org.
- o. NEW Department of Neighborhood Empowerment (DONE) Lorenzo.briceno@lacity.org 213-978-1551 or 213-978-1153.

7. PUBLIC COMMENTS: **PLEASE ADVISE THE NEIGHBORHOOD COUNCIL IF YOU ARE A REGISTERED LOBBYIST. PLEASE ADVISE THE NEIGHBORHOOD COUNCIL IF YOU ARE AN LBNC STAKEHOLDER.** Comments from the Public on Non-Agenda items, Issues, Announcements and Complaints within the jurisdiction of the Lake Balboa NC. You have up to 2 minutes per speaker. The State of California's Brown Act prevents the board from discussing your comments; however, we can ask clarifying questions. If there is a large group, you may be asked to select a spokesperson. You can also email your thoughts to LBNC President at: lindag@lakebalboanc.org.

- a. **John Stakeholder**-he spoke with Rosie and has been trying to get help for trash clean up on two vacant lots.

LBNC BYLAWS: Article V Governing Board Section 6: Vacancies Any “Stakeholder” interested in filling a vacancy on the Board shall submit a written application to the Board, providing that Community Stakeholder is qualified for that particular seat. The Board shall cause the matter to be placed on the agenda for the next regular meeting of the Board.

8. Discussion and possible action regarding the four open seats on the board

- a. Business Stakeholder Representative (BSR) A BSR shall be any person who (1) owns a business; (2) owns business, residential rental or real property; or (3) works within the Council’s boundaries. A BSR shall be any person who (1) owns a business; (2) owns business, residential rental or real property; or (3) works within the Council’s boundaries. **Applications were received by-Steve Friedmann and David Woolf. Steve Friedmann-is a local Real Estate Developer. He was previously on the Van Nuys Neighborhood Council. He is pro-business and wants to help the community. David Woolf-is an Attorney with a focus on personal Injury and immigration. He wants to give back to the community.**

Public Comment: No comment

Motion: Passed (7:40PM)

LBNC ITEM 8a. Motion to approve Steve Friedmann and David Woolf as LBNC Business Representatives				
Moved: Gravani Seconded: Brown				
Yes-13	No-00	Abstain-00	Ineligible-00	Absent-00
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	None	None

- a. Residential Stakeholder Representative (RSR) An RSR shall be any person whose primary residence or living space is located within the Council’s boundaries whether in a home, apartment, condominium or other accommodation. **An application was received by for the Residential Representative Seat. – Nicholas Gaines-previous worked for Henry Stern.**

Public Comment: No comment

Motion: Passed (7:45PM)

LBNC ITEM 8b. Motion to approve Nicholas Gaines as a Residential Representative				
Moved: Gravani Seconded: Brown				
Yes-13	No-00	Abstain-00	Ineligible-00	Absent-00
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	None	None

- a. At-Large Appointed Stakeholder Representatives (ALASR) - The Board shall appoint the ALASRs with a two-thirds (2/3) majority vote. The ALASRs shall be appointed within the first two (2) meetings of the seats being vacant. **Two Applications were received. Richard Howard-works with nonprofits. Street Trees and street lighting are important to him. Jim Stein- was previously on the Board. Jim Stein is the new At-large Representative.**

Public Comment: No comment

Motion: Passed (7:47PM)

LBNC ITEM 8c. Motion to approve a new appointed At Large Representative- Jim Stein is the new At Large Representative.

Moved: Gravani Seconded: Brown

Richard Howard-03	James (Jim) Stein-10	Abstain-00	Ineligible-00	Absent-00
Brown, C. Garcia, Preissel	J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Schwering	None	None	None

9. Administer NC Oath of office to the newly appointed board members Briceno-**The Oath of Office was recited by the new Boardmembers.**

LBNC BYLAWS: Article VI OFFICERS Section 3: Selection of Officers Officer positions shall be filled annually

10. Discussion and possible action to fill the Executive Committee officer positions for Fiscal Year 2025-26 effective immediately (today 6 Aug2025) **Linda Gravani was nominated by Alex Goode and James Brown**
a. President

Public Comment: No comment

Motion: Passed (7:50PM)

LBNC ITEM 10a. Motion to approve Linda Gravani as President.

Yes-13	No-00	Abstain-00	Ineligible-00	Absent-00
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	None	None

b. 1st Vice President **James Brown and Alex Goode self-nominated for the position of Vice President. James Brown is the new 1st. Vice President.**

Public Comment: No comment

Motion: Passed (7:54PM)

LBNC ITEM 10b. Motion to approve filling the Vice President Position- James Brown is the new Vice President
Moved: Gravani Seconded: Brown

James Brown-07	Alex Goode-06	Abstain-00	Ineligible-00	Absent-00
Brown, J. Garcia, Hazra, Knoll, Middleton, Preissel, Schwering	C. Garcia, Goode, Gravani, Heredia, Jerosimich, Kalaydjian	None	None	None

c. 2nd Vice President- **Alex Goode self-nominated**

Public Comment: No comment

Motion: Passed (7:58PM)

LBNC ITEM 10c. Motion to Approve Alex Goode as 2nd Vice President				
Moved: Brown Seconded: Gravani				
Yes-13	No-00	Abstain-00	Ineligible-00	Absent-00
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	None	None

d. Secretary- **Danica Middleton self-nominated**

Public Comment: No comment

Motion: Passed (7:58PM)

LBNC ITEM 10d. Motion to approve Danica Middleton as the Secretary				
Moved: Schwering Seconded: Hazra				
Yes-13	No-00	Abstain-00	Ineligible-00	Absent-00
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	None	None

e. Treasurer- **Linda Schwering self-nominated**

Public Comment: No comment

Motion: Passed (8:00PM)

LBNC ITEM 10e. Motion to appoint Linda Schwering as the Treasurer				
Moved: Schwering Seconded: Brown				
Yes-13	No-00	Abstain-00	Ineligible-00	Absent-00
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	None	None

f. Communications Officer-**Miran Kalaydjian self-nominated.**

Public Comment: No comment

Motion: Passed (8:03PM)

LBNC ITEM 10f. Motion to appoint Miran Kalaydjian as the Communications Officer				
Moved: Goode Seconded: Brown				
Yes-13	No-00	Abstain-00	Ineligible-00	Absent-00
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	None	None

11. Discussion and possible action to appoint Board Members to the following:

a. 1st Bank Card Holder

Public Comment: No comment

Motion: Passed (8:07PM)

LBNC ITEM 11a. Motion to approve Linda Schwering as the 1st Card Holder

Moved: Gravani Seconded: Brown

Yes-12	No-00	Abstain-00	Ineligible-01	Absent-00
Brown, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	C. Garcia	None

b. 2nd Bank Card Holder

Public Comment: No comment

Motion: Passed (8:07PM)

LBNC ITEM 11b. Motion to appoint Jackie Knoll as the Second Bank Card Holder

Moved: Gravani Seconded: Brown

Yes-12	No-00	Abstain-00	Ineligible-01	Absent-00
Brown, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	C. Garcia	None

c. Treasurer to 1st Board Action Certificate (BAC) signer

Public Comment: No comment

Motion: Passed (8:07PM)

LBNC ITEM 11c. Motion to appoint Treasurer Schwering as 1st Board Action Certificate Signer

Moved: Gravani Seconded: Brown

Yes-12	No-00	Abstain-00	Ineligible-01	Absent-00
Brown, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	C. Garcia	None

d. 2ND BAC signer

Public Comment: No comment

Motion: Passed (8:07PM)

LBNC ITEM 11d. Motion to approve Mihran Kalaydjian as the 2nd BAC Signer.

Moved: Gravani Seconded: Brown

Yes-12	No-00	Abstain-00	Ineligible-01	Absent-00
Brown, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	C. Garcia	None

e. Alternate BAC Signer

Public Comment: No comment

Motion: Passed (8:07PM)

LBNC ITEM 11e. Motion to approve Jackie Knoll as the Alternate BAC Signer				
Moved: Gravani Seconded: Brown				
Yes-12	No-00	Abstain-00	Ineligible-01	Absent-00
Brown, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	C. Garcia	None

12. Discussion and possible action to select board members who will forward official LBNC Community Impact Statements (CIS)

Public Comment: No comment

Motion: Passed (8:11PM)

LBNC ITEM 12. Motion to approve Gravani, Kalaydjian, Hazra, Preissel, and Gaines as the Community Impact Statement Filers.				
Moved: Gravani Seconded: Kalaydjian				
Yes-13	No-00	Abstain-00	Ineligible-00	Absent-00
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	None	None

13. Discussion and possible action regarding committees and their chairs for LBNC Committees

- Education-Mihran Kalaydjian, Gaines, and Woolf**
- Emergency Preparedness-Linda Schwering**
- Health and Public Safety-James Brown**
- Land Use-Darian Heredia, Steve Freidmann co-chairs**
- Outreach-Mihran Kalaydjian**
- Rec and Park-Miriam Preissel**
- VNY Airport-Nicholas-Gaines David Woolf**
- Ad Hoc Budget-Linda Schwering**
- Ad Hoc LA Charter-Mihran Kalaydjian**

Linda Schwering left the meeting at 8:34PM

Public Comment: No comment

Motion: Passed (8:22PM)

LBNC ITEM 13. Motion to approve the Committee Chairs as listed above.				
Moved: Gravani Seconded: Brown				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-01
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel	None	None	None	Schwering

Linda Schwering returned to the meeting at 8:34PM

14. Discussion and possible action regarding LBNC representation to Sepulveda Basin Wildlife Areas Steering Committee

- Primary **Miriam Preissel**
- Alternate **Mihran Kalaydjian**

Public Comment: No comment

Motion: Passed (8:34PM)

LBNC ITEM 14. Motion to approve Primary Miriam Preissel and Alternate Mihran Kalaydjian to the Sepulveda Basin Wildlife Areas Steering Committee				
Moved: Gravani Seconded: Brown				
Yes-13	No-00	Abstain-00	Ineligible-00	Absent-00
Brown, C. Garcia, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	None	None

L.A. City Charter Sec. 907 Early Warning System “establish procedures for receiving input from neighborhood councils prior to decision by the City Council, City Council Committees and boards and commissions.”

L.A. City Charter Sec. 909. Annual City Budget Priorities.

Each neighborhood council may present to the Mayor and Council an annual list of priorities for the City budget. The mayor shall inform certified neighborhood councils of the deadline for submission so that the input may be considered in a timely fashion. IF you are interested in learning more about where your tax dollars are scheduled to go <https://cao.lacity.gov/budget/>

L.A. CITY Charter Sec. 910. Monitoring of City Services.

Neighborhood councils shall monitor the delivery of City services in their respective areas and have periodic meetings with responsible officials of City departments, subject to their reasonable availability.

15. **Budget Advocate – Region 3 - Updates**, (budgetadvocates.org) –Budget Representatives: Linda Gravani, Budget Advocate Mihran Kalaydjian 2025 White Paper read pages 1-15 then look under department for specifics **EX: page 40 for City Council**
https://www.budgetadvocates.org/_files/ugd/f03c84_17341704205f406e95d2dce3965a7814.pdf

16. Discussion and possible action regarding **CF 25-0002-S19** – City Council resolution which opposes SB79 unless it is amended to exempt municipalities with a state-approved and compliant housing element. **Preissel-Item Postponed**

17. Committee **UPDATES**: Approximately **2 minutes** for each report, unless otherwise noted **SEE page 6 of** agenda for Committee schedules and locations, please join us

- Education
- Emergency Preparedness
- Health & Public Safety
- Land Use
- Outreach
- Rec and Park
- VNY Airport
- Sepulveda Basin Wildlife Areas Steering Committee

- i. Homeless
- j. President updates

18. BUDGET: Discussion and possible action regarding approval/changes of **LBNC's FY 2025-2026 Budget**
Schwering

Public Comment: No comment

Motion: Passed (9:02PM)

LBNC ITEM 18. Motion to approve changes of LBNC's FY 2025-2026 budget				
Moved: Schwering Seconded: Brown				
Yes-12	No-00	Abstain-00	Ineligible-01	Absent-00
Brown, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	C. Garcia	None

19. BUDGET: Discussion and possible action regarding the **May 2025 MER (Monthly Expense Report)** Schwering

Public Comment: No comment

Motion: Passed (9:02PM:)

LBNC ITEM 19. Motion to approve the May 2025 MER (Monthly Expenditure Report)				
Moved: Schwering Seconded: Brown				
Yes-12	No-00	Abstain-00	Ineligible-01	Absent-00
Brown, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	C. Garcia	None

20. BUDGET: Discussion and possible action regarding the **June 2025 MER (Monthly Expense Report)** Schwering
Item Postponed

21. BUDGET: Discussion and possible action regarding the **July 2025 MER (Monthly Expense Report)** Schwering
Item Postponed

22. FUNDING: Discussion and possible action regarding the expenditure of up to \$1,500.00 for Survey Monkey used for stakeholder outreach. Approximately \$125.00/month Schwering

Public Comment: No comment

Motion: Passed (9:09PM)

LBNC ITEM 22. Motion to approve 1,500.00 for Survey Monkey				
Moved: Schwering Seconded: Brown				
Yes-12	No-00	Abstain-00	Ineligible-01	Absent-00
Brown, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	C. Garcia	None

23. **FUNDING** – Discussion and possible action regarding the expenditure of up to \$125.00 for Microsoft Yearly Plan. This was approved in the FY2024-2025 Budget, however the price increased. Schwering.

Public Comment: No comment

Motion: Passed (9:10PM)

LBNC ITEM 23. Motion to approve the expenditure of up to \$125.00 for Microsoft Yearly Plan. This was approved in the FY2024-2025 Budget, however the price increased.

Moved: Schwering Seconded: Kalaydjian

Yes-12	No-00	Abstain-00	Ineligible-01	Absent-00
Brown, J. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Preissel, Schwering	None	None	C. Garcia	None

24. **THANK YOU LBNC Board Members & Neighborhood Watch Block Captains for all YOU do behind the scenes for our community.**

25. Adjourn Meeting- The meeting was adjourned at 9:15PM

**Next Regular Meeting IN PERSON of the Lake Balboa Neighborhood Council
Wednesday, September 3, 2025 at Gault St School Auditorium**