

Oakmore Homes Association  
Board Meeting Minutes  
February 13, at 7:00pm by Zoom

7:05pm. Chairman Dashiell called the meeting to order.

Present: Directors Joseph Dashiell, Lita Krowech, Lawrence Lohr, Russell Schleske, and Mayo Yu, and Administrator and Acting Secretary, Matt Weisman.

1. The board discussed the application for a waiver by the Safer Oakmore Association (SOA) for the installation of an automated license plate reader camera system (ALPR) to be installed at 2500 Leimert Blvd and at 4300 Bridgeview Drive, Oakland, CA. As the application questioned the application of the CCC&Rs, the president of the OHA's had asked OHA's outside legal counsel for advice.

Based upon the legal advice received, the OHA board determined that the SOA was not a party enabled by the Declaration of Restrictions to make an application, and that the two properties differ from one another as to site characteristics. The board concluded that the OHA property owners are eligible to individually apply for a waiver.

OHA legal counsel has confirmed that the OHA has the authority pursuant to CC&Rs Sections 1.11, 3.12, and 4.1, to approve or deny the proposed installation of the ALPR system on the separate lots. As the cameras could create a nuisance or invade other homeowners' privacy depending on where they are directed and how the footage is used, the OHA has the authority under Section 3.11 to restrict the use of such cameras (e.g., the cameras should not be directed in such a manner so as to invade another owner's privacy) and to set other reasonable rules).

2. If the owners of 2500 Leimert Blvd and 4300 Bridgeview Drive each submit an individual application for waiver with the same information as provided in the SOA application, the OHA board was prepared to favorably review the applications and issue the waiver subject to the following terms which terms were unanimously approved by the board.
  - a. The property owner shall have twelve (12) months to install the ALPR from the time of approval of the waiver and that the waiver will expire if the ALPR is not installed by the end of the twelve (12) months.

- b. Once the ALPR is installed as provided for in 2. a. above, the waiver shall expire at the earlier of (i) twenty-four (24) months from the date of installation of the ALPR or (ii) ninety (90) days from the cessation of ALPR imaging as proposed by the application. For an in use ALPR the property owner may apply for an extension of the waiver. The application for extension of the in use ALPR should be submitted between 120 days and 60 days before the expiration of the waiver.
    - c. Upon expiration of the waiver the property owner shall within 30 days of the expiration remove the ALPR installation from the property. In the event, the property owner does not remove the installation, the property owner by accepting this waiver gives permission to the OHA to have the ALPR installation removed and disposed of for which expense the OHA is to be reimbursed by the OHA property owner. The property owner may substitute for its obligation an undertaking by the Flock Group for the removal of the ALPR installation.
    - d. That the property owner has Flock Group name as additional insureds to its general liability policy the Oakmore Homes Association, its directors, officers, and administrators (as categories) which policy shall include general liability and liability for privacy claims. The Flock Group insurance policy shall be in an amount of no less than \$1,000,000 per incident and \$2,000,000 aggregate. Flock Group shall provide a letter to the OHA confirming the insurance coverage undertaking and deliver to the OHA a complying certificate of insurance from the Flock Group insurer.
3. The board next reviewed the 2024 budget and OHA financials. The board determined that there was a growing need for public safety initiatives as well as for an increase in member assessment collections. In anticipation of the increasing expenses, the board unanimously agreed to suspend its Leimert commercial district tree well and plant maintenance expenditures and to seek more participation by the local merchants and by neighborhood volunteers. An OHA thank you to Katie Creighton was declared for her landscape guidance and volunteer time over the last ten years.
4. Chair Dashiell introduced a proposal by an Oakmore neighbor to have an Automated External Defibrillator (AED) acquired and installed for public access in Rocky's Market thereby providing 8am to 8pm access. The proposal was a result of a person experiencing cardiac arrest while walking in the commercial block of Leimert Blvd. It took 15 minutes for an ambulance to arrive. The neighbor's proposal is to start a GoFundMe initiative and to have the OHA communicate the initiative to its members and to contribute to the funding. The board unanimously

agreed that the OHA would contribute up to \$250. to close a gap, if any, between the amount raised and the cost of the AED device.

There being no further business, the meeting was adjourned at 8:00 pm

Submitted February 14, 2024

Matthew Weisman, Acting Secretary