

**Regular Business Meeting Minutes**  
**Las Cortes, Inc.**  
**October 18, 2017**

**A. ROLL CALL**

At 4:11 p.m., the meeting of the Las Cortes, Inc. Board convened at the Large Conference Room, 435 South D Street, Oxnard, CA 93030.

Directors present at the meeting were, Carmen Cano, Carmen Ramirez, Margie Borjon-Miller, Mike Aranda, Vincent Stewart, Oscar Bermudez, Robert Sanchez and Bryan MacDonald was late.

Absent: Jose Andrade

Staff Attendee(s): Ruth Johnson, Management Analyst II  
Angelica Navarro, Admin. Secretary III

Secretary Vincent Stewart presided and called the meeting to order.

**B. APPROVAL OF MEETING MINUTES**

Carmen Ramirez made a motion to approve the Minutes from the August 9, 2017, second by Mike Aranda, all approved and the motion passed.

**C. PUBLIC COMMENTS**

None

**D. REPORTS**

- a. **Las Cortes Affordable Housing Project:** Construction in progress. First two buildings are near completion, floors are needed. Sidewalks and paths are a work in progress as well. A temporary certificate of occupancy may not be issued despite two buildings being complete because the ongoing construction in the vicinity is a liability. The rest of the buildings will be complete in October. The delay difference is due to SCE taking so long to schedule and complete their work. Phase II plans are still being discussed with planning and staff. Hoping to present their site plan to Pre-DAC, we have already been told fire/police will have an issue with private street because it poses problems with access when there is parking on both sides of the street. John Bigley wants to come and present the plans to the board. The board wants to meet with him after the Pre-DAC meeting and would like to meet with principle planner, Doug Spondello. Everyone has a problem with the green belts in the initial plans vs. the concrete driveways in the new plans. There will be dissatisfaction from the residents when they compare Phase I to Phase II; they will be completely different. Carmen Ramirez requested counsel review the DDA and perhaps to invite him to the November 15 meeting.

- b. **Terraza de las Cortes:** Possible eviction of a tenant who has been constantly paying rent late. Case was referred to the housing specialist for counseling because eviction will cause the tenant to be terminated from the Housing Choice Voucher program.
- c. **Paseo Nuevo:** Paseo Nuevo has had a few vagrancy/vandalism issues and there is concern for child safety. There have been two solutions offered, a gate to convert the project into a gated community or a police storefront to deter vagrancy. The board is confident the storefront could resolve the issue.

## **E. CORPORATE BUSINESS**

- 1. **Strategic Plan Final Report-** Margie Borjon-Miller moved to approve the report as presented, second by Carmen Cano. All in favor none opposed and the motion passed.

There was discussion on which two goals out of the five the board should focus on. They decided to focus on doing a staffing analysis to determine how many individuals are needed and if they would possess skills to satisfy all the board needs. They will decide then if they need to hire someone full time or a consultant of some sort. Ruth Johnson is to present them more information at the next meeting.

## **F. Board Comments:**

**Bryan MacDonald** – will have a meeting with Pat McCarthy to discuss potential developments. Ceremony on Friday, November 20 “We Remember – Ventura County to Vietnam and Back”, at 327 West 5th Street, Oxnard CA 93030.

**Vince Stewart** –requested to add the bylaws to next month’s agenda, as they were never finalized. Margie Borjon-Miller, Carmen Ramirez and Ruth Johnson will meet November 2 at 4PM to finalize the bylaws.

## **G. Other Items**

## **H. Next Meeting**

November 15, 2017

- I. **Adjournment:** At 5:10 p.m., the board concurred to adjourn.