



**Mission Canyon Association - MINUTES - 12/3/24, 7:30 p.m.  
by Darby Feldwinn**

1. Call to order & introductions (Nancy Weiss)
  - 1.1. Board Members Present: Alex Feldwinn, Darby Feldwinn, Hutch Axilrod, Nancy Weiss, Jason Saltoun-Ebin, Hugh Twibell, Amy Carpenter, Selden Edner
  - 1.2. Board Members Absent:  
Druyan Byrne, Jason Jewell, Kevin Snow
  - 1.3. Guests: Rob Obedoza (speaker), Geneva Lovett, Marc Chytilo, Maya Upton, Ray Smith, Daniel Sweeney, Lorna Moore, Faith Ehrman, Lorna Moore, Carolyn Cogan, Chris Cogan (CBC), Niurka Ramirez, Fran & Jim Antenore, Amardeep Kaur, Robin Schienvink, Anthony Moran, Faye Schumacher, Alan Lerner, Greg and Alison Vicas, Nancy Rapp, Paul Pratt, Sylvia Sykes, Laurie Walter, Vikkie Keosian, Jan Timbrook, Jordan Mash, Leslie Brackman, Linda Taylor Ullman, Chris Lewis, Brandon Arlington, Susan Davidson, Alissa Hummer, Renata Valladares, Anne-Marie Parkinson, Scott Reynolds, Kate Furlong, Detlev Peikert, B Realito, Ron Chen, Barbara Lindemann, Tom Riederer, Steve Timbrook, John Trapani, Josh ?, Leslie ?, Greta ?

There were 58 people there in total

2. Minutes of November Meeting Approved  
Motion: Move to accept November minutes  
1<sup>st</sup>: Hutch  
2<sup>nd</sup>: Selden  
All approved
3. County Update: Supervisor Das Williams/Geneva Lovett  
N/A
4. Museum of Natural History Update: Luke Swetland  
N/A
5. Botanic Garden Update: Steve Windhager  
N/A
6. Treasurer's Business: Selden Edner  
Motion: Approve Treasurer's Report  
1<sup>st</sup>: Jason Saltoun-Ebin

2<sup>nd</sup>: Hutch Axelrod  
All approved

Motion: Renew CD at Montecito Bank and Trust  
1<sup>st</sup>: Darby Feldwinn  
2<sup>nd</sup>: Hutch Axelrod  
All approved

Mission Canyon Association  
Statement of Financial Position  
As of November 29, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Checking (MB&T) # 2703	8,279.96
MB&T CD # 4060	25,962.48
MB&T CD #5804	20,714.35
PayPal Bank	0.00
<b>Total Bank Accounts</b>	<b>\$54,956.79</b>
Other Current Assets	
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$54,956.79</b>
<b>TOTAL ASSETS</b>	<b>\$54,956.79</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Total Liabilities</b>	
Equity	
Equity	61,894.68
Retained Earnings	-3,486.44
Net Revenue	-3,451.45
<b>Total Equity</b>	<b>\$54,956.79</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$54,956.79</b>

Mission Canyon Association  
Statement of Activity  
April 1 - November 29, 2024

	APR 2024	MAY 2024	JUN 2024	JUL 2024	AUG 2024	SEP 2024	OCT 2024	NOV 1-29, 2024	TOTAL
<b>Revenue</b>									
Membership Dues	3,208.50	905.00	710.00	280.00	40.00				\$5,143.50
<b>Total Revenue</b>	<b>\$3,208.50</b>	<b>\$905.00</b>	<b>\$710.00</b>	<b>\$280.00</b>	<b>\$40.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,143.50</b>
<b>GROSS PROFIT</b>	<b>\$3,208.50</b>	<b>\$905.00</b>	<b>\$710.00</b>	<b>\$280.00</b>	<b>\$40.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,143.50</b>
<b>Expenditures</b>									
Annual Newsletter								1,394.19	\$1,394.19
Bookkeeping	85.00		63.75						\$148.75
Charitable Contributions			1,000.00				2,000.00		\$3,000.00
Directors and officer's liability					1,284.00				\$1,284.00
Mutt Mitts	434.88								\$434.88
Office Expense			350.00						\$350.00
PayPal Fees	9.57	1.89							\$11.46
PO Box Fees			200.00						\$200.00
Portable Toilet	212.95	212.95	212.95	212.95	425.90				\$1,277.70
Software	55.00	55.00		110.00	65.00	65.00	65.00	65.00	\$480.00
Supplies & Materials	58.11	295.21	313.03						\$666.35
Trash and Recycling				90.44		21.55	21.55	21.55	\$155.09
Waste Disposal	216.14	85.46							\$301.60
Website Hosting						328.81			\$328.81
<b>Total Expenditures</b>	<b>\$1,071.65</b>	<b>\$650.51</b>	<b>\$2,139.73</b>	<b>\$413.39</b>	<b>\$1,774.90</b>	<b>\$415.36</b>	<b>\$2,086.55</b>	<b>\$1,480.74</b>	<b>\$10,032.83</b>
<b>NET OPERATING REVENUE</b>	<b>\$2,136.85</b>	<b>\$254.49</b>	<b>\$-1,429.73</b>	<b>\$-133.39</b>	<b>\$-1,734.90</b>	<b>\$-415.36</b>	<b>\$-2,086.55</b>	<b>\$-1,480.74</b>	<b>\$-4,889.33</b>
<b>Other Revenue</b>									
Donations Received				244.00					\$244.00
Interest Earned	146.31	142.24	147.25	142.68	175.08	183.71	71.72	184.89	\$1,193.88
<b>Total Other Revenue</b>	<b>\$146.31</b>	<b>\$142.24</b>	<b>\$147.25</b>	<b>\$386.68</b>	<b>\$175.08</b>	<b>\$183.71</b>	<b>\$71.72</b>	<b>\$184.89</b>	<b>\$1,437.88</b>
<b>NET OTHER REVENUE</b>	<b>\$146.31</b>	<b>\$142.24</b>	<b>\$147.25</b>	<b>\$386.68</b>	<b>\$175.08</b>	<b>\$183.71</b>	<b>\$71.72</b>	<b>\$184.89</b>	<b>\$1,437.88</b>
<b>NET REVENUE</b>	<b>\$2,283.16</b>	<b>\$396.73</b>	<b>\$-1,282.48</b>	<b>\$253.29</b>	<b>\$-1,559.82</b>	<b>\$-231.65</b>	<b>\$-2,014.83</b>	<b>\$-1,295.85</b>	<b>\$-3,451.45</b>

7. New Business  
Election of 2025 Board Officers

Proposed Slate:

President - Hutch Axilrod

Vice-President - Jason Jewell

Secretary - Darby Feldwinn

Treasurer - Selden Edner

Motion: Accept proposed 2025 board officers

1<sup>st</sup>: Jason Saltoun-Ebin

2<sup>nd</sup>: Selden Edner

7.1. Update: 505 Los Olivos Development Project: Nancy Weiss & Marc Chytilo

We might want to send a letter to the City stating our concerns about safety (ex: evacuation in a fire) and asking for a rigorous environmental review. We have not seen the plans because the City has not released them yet. The upper east side and riverside associations have started to have meetings about this. MCA should also be involved and concerned about it. Currently under consideration in the city and the city needs to decide if the application is complete. This project will move forward in some capacity but how big is what is unknown. 250 units proposed currently on Hazard property behind the Mission. It is a builder' remedy project so it can skip many of the steps. The city is in the process of looking at the latest proposal which they got Nov. 15. The developer also sued the city on their project in the city: 1600 Grande Ave. (Riviera). The board is in support of Nancy writing the city a letter expressing our concerns. We might want to start up regular land use meetings to keep an eye on this.

7.2. Update on Edison Site Tour - Marc Chytilo and Hutch Axilrod

Hutch raised issues that we are concerned with (berms, trail closures, drainage ) Edison is not willing to enter into a conversation about these. They are going to continue to install irrigation and planting more plants and hydroseeding to re-establish native plants. (This is phase 1 of the habitat restoration project (HRP). Next year after the rain and the creek dries up they will do the work near the bridge to clean out the creek. They will need to close the trail for this for about 3 months. If the creek does not dry then they cannot work in it. They will be a present for the next 5 years until the project finishes. Edison has given money to the Trails Council for other trails around town. Edison said that they would talk about a commission for Mission Canyon after they started the HRP. Now they are saying that they will not give any more money to Mission Canyon or elsewhere for compensation.

7.3. Rob Obedoza California Department of Insurance Outreach Analyst for SB Ventura and LA County

<https://www.insurance.ca.gov/01-consumers/180-climate-change/upload/California-Department-of-Insurance-Presentation-on-Insurance-Commitments-in-Wildfire-Distressed-Areas.pdf>

They can help you review your policy : 1-800-927-4357

California Department of Insurance Consumer Alerts:

<https://www.insurance.ca.gov/email-updates/>

All of the major companies have been requesting rate increases but they are still writing few policies, not being willing to write new policies in CA, or pulling out of CA all together.

Insurance companies are doing worse in CA than in other states because of the massive wildfire that CA have been having.

93105 non-renewals

Premiums are high in santa barbara higher than the other areas in the state premiums are likely to continue to increase within santa barbara

More and more homeowners are shifting over to the fair plan. They do not want the fair plan to grow but people do not have much choice.

The state of CA does not run the FAIR plan, it is run by a conglomerate of largest insurance companies in CA.

Insurance companies are not required to write policies in CA. They only choose to do it if they think the risk is worth it.

In 2023 the commissioner introduced the Safer from Wildfires program, which incorporates what is below. These think can reduce your wildfire risk and therefore insurance companies are taking notice and giving discounts for this.

Insurance companies are required to provide you with a wildfire risk score. You should get these when you apply for insurance, if you are canceled, if you are up for renewal, or if you make substantial changes. If they will not give it to you you can contact the commissioners office and they can help.

These new resolutions will result in more people being able to get policies that are not the fair plan. Since the companies know this is coming they are starting to open up slowly.

There is one more public here before these policies are put in place.

<https://www.insurance.ca.gov/0400-news/0100-press-releases/2024/release059-2024.cfm>

<https://www.insurance.ca.gov/01-consumers/180-climate-change/upload/California-Department-of-Insurance-Presentation-on-Insurance-Commitments-in-Wildfire-Distressed-Areas.pdf>

You can sign up for insurance alerts on the <https://www.insurance.ca.gov/email-updates/>

8. Committee Reports

8.1. Newsletter: Jason Saltoun-Ebin (Chair), Hutch Axilrod, Druyan Byren

- N/A

8.2. Architectural Design Review: Hugh Twibell

- N/A

8.3. Parking & Traffic: Jason Saltoun-Ebin

- N/A

8.4. Land Use Committee: Kevin Snow (Chair), Hugh Twibell and Druyan Byrne

- N/A

8.5. Membership: Jason Saltoun-Ebin

- N/A

8.6. Fire Committee: Selden Edner(Chari) and Ray Smith

- N/A

8.7. Website: Alex Feldwinn

- N/A

8.8. Tunnel Trail Working Group: Nancy Weiss (Chair), Selden Edner, Barbara Lindemann, Marc Chytilo, Steve Windhager, and Dillon Oselger

- See report on site tour above

8.9. MHTA/Historic Bridge Liaison: Jason Jewell

- N/A

Next Board Meeting: 7:30 pm on January 7th 2025, via Zoom