



Lincoln Heights Benefit Assn. of L.A.

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Board of Directors

Steve Kasten, President
Dave Mandala, Secretary
Misty Iwatsu, Exec Dir/CEO

Ronnie Rudolph, Vice President
Frank Son, Board Member

Erick Uribe, Treasurer
Flavio Olivas, Board Member

2026 Meeting Dates

January 16
February 20
March 20

April 17
May 15
June 19

July dark
August dark
September 19

October 16
November 21- Annual Meeting
December- dark

Board of Directors- Meeting Notice & Agenda

Date: February 20, 2026 Time: 11:00 am

In Person Location for Board Members: Young Nak- Hope Hall
1721 N. Broadway & Ave 18, Los Angeles, CA 90031

Meeting Agenda

- I. General Meeting
 - a. Call to Order- Steve Kasten, President
 - b. Public Comment- This opportunity is reserved for any public comments to the Board pursuant to the Brown Act, with the understanding that no action may be taken nor discussion conducted on unagendized subjects. The Board's policy is that members of the audience may address the Board on any agenda item during the public comments period. As the Brown Act provides, each individual's speaking time shall be limited to **two (2) minutes**. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the chair before the start of the meeting.
- II. Approval of Minutes- January 2026
- III. NO vendor or Government Reports
- IV. Ad Hoc committee reports
- V. Board Session-
 - a. President's report- Steve Kasten
 - i. Consideration of the Forensic Audit report with the attachment of the second letter provided by Digital Forensic Corp., which states that the Phase 2 report is not recommended.
 - ii. Consideration of hiring Flavio Olivas, Jr. for Marketing for the Farmers Market and the LHBA
 - iii. Consideration of hiring New City America as a consultant to train Flavio Olivas Jr. to do marketing for the BID and work at the Farmers Market, and to train for the position of ED if the position is offered to him by the LHBA Board of Directors. New City America request for payment for his services be approved. Steve will present the written contract.
 - iv. Consideration of Approval of Contract for Misty Iwatsu
 - v. Consideration of IT Alexander Sharrigan
 - vi. Consideration of the Chrysalis Contract
 - vii. Consideration of Danny Reyes, CPA, to file 1099, 990, & 199 and other tax filings for 2025
 - viii. Consideration of Frank Fei to complete the Reviewed Financial Statements.
 - ix. Consideration of renewing the lease for the storage unit
 - x. Consideration of reviewing the 2025 Budget vs Actuals financial statement
- VI. New Business
 - a. Other items for consideration
- VII. Adjournment
 - a. Next Meeting: See meeting dates

Board Members Mandatory participation is required.

As a covered entity under Title II of the Americans with Disabilities Act, the Lincoln Heights Benefit Assn. of Los Angeles does not discriminate based on disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure the availability of services, please make your request at least 3 business days (72-hours) before the meeting by contacting the Commission Executive Assistant at (213) 485-1360 OR toll-free at 3-1-1.

Board of Director's Minutes
Friday, February 20, 2026

- I. Call to Order: 11:03 AM
 - a. General Meeting-Call to Order – Teleconference (Governor Executive Order).
 - b. Attendance: S. Kasten, F. Olivas Sr., D. Mandala, Frank Son, R. Rudolph
Others: Misty, Vera, Elena Chavez
 - c. Public Comment: Open
- II. Approval of Minutes- Nov., 2025 – Deferred. Motion “To approve Jan. 2026 minutes” Motion by Ronnie, 2nd Frank – Roll Call Vote: Ayes-5, Nays-0, Abstain-0.
- III. Vendors Reports
 - a. Government- Federal, State, County, City officers or elected officials or representatives:
 - i. Congressman Gomez – None
 - ii. CD #1 – Elena Reported
 - iii. CD #14 – None
 - iv. LAPD - None
 - b. Clean & Safe - None
 - c. GSSI Security - None
 - d. Farmer’s Market Report – Vera Reported
- IV. Board Session – Closed Session
 - a. Executive Director Report – Misty Reported.
- V. Closed Session
 - b. President’s Report – Steve Kasten Reported.
 - i. Consideration of Forensic Audit, Phase 1 – Motion “Board is in receipt of Phase I Report along with letter stating Phase 2 not recommended”. Motion by Ronnie, 2nd Dave – Roll call Vote: Ayes- 5, Nays – 0, Abstain – 0.
 - ii. Consideration of hiring Flavio Olivas Jr. for Marketing for the Farmer’s Market & the LHBA. – Deferred.
 - iii. Consideration of hiring New City America as a Consultant & Interim Manager. Motion “To approve hiring New City America as interim Manager & as a consultant to train Flavio Olivas Jr. to do marketing for the LHBA & work on the Farmer’s Market. Also to assist with hiring & training of a new ED. Starting 4/1/26 at the rate of \$8,500./mo. for a period of 4 months.” Motion by Ronnie, 2nd Dave – Roll Call Vote: Ayes-4, Nays – 0, Abstain – 1. (Olivas Sr. not present, Abstained).
 - iv. Consideration of ED Contract – Motion “To give 30 day Notice terminating Misty Iwatsu’s contract as of 3/31/26”. Motion by Ronnie, 2nd Frank – Roll Call Vote: Ayes – 4, Nays -0, Abstain – 0.
 - v. Consideration of IT Alexander Sharrigan. Motion “ To renew contract at the same rate” Motion by Ronnie, 2nd Dave- Roll Call Vote: Ayes – 5, Nays – 0, Abstain – 0.
 - vi. Consideration of the Chrysalis Contract – Deferred to March.

- vii Consideration of Danny Reyes, CPA, to file 1099, 990, & 199 & other tax filings for 2025. Motion “To approve hiring Danny Reyes, CPA, to file 1099, 990, & 199 & other tax filings for 2025”. Motion by Ronnie, 2nd Dave- Roll Call Vote: Ayes-5, Nays -0, Abstains – 0.
- viii. Consideration of Frank Fei to complete the Reviewed Financial Statements. Motion “To hire Frank Fei to complete the Reviewed Financial Statements” Motion by Ronnie, 2nd Frank – Roll Call Vote: Ayes – 5, Nays -0, Abstain – 0.
- ix. Consideration of renewing the lease for the storage unit. Motion “To renew the lease for 1 year with the right to cancel with 30 to 60 days notice. Motion by Ronnie, 2nd Dave – Roll Call Vote: Ayes -5, Nays -0, Abstain -0.
- x. Consideration of reviewing the 2025 Budget vs Actuals financial statement. Motion “To approve 2025 Budget vs Actuals” Motion by Ronnie, 2nd Frank – Roll Call Vote: Ayes -5, Nays -0, Abstains -0,

VI. Ad Hoc Committee Reports –None

VII. New Business - None

VIII. Adjournment at 1:45 PM

Respectively Submitted by D. Mandala, Secretary

Misty Iwatsu, Executive Director