

**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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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