

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

P.O. Box 64458, Los Angeles, CA 90064 www.cheviot hills.org

Minutes for the Board Meeting Thursday, October 5, 2023 Griffin Club

Directors present: Bob Keehn (President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Renee Dernburg, Margaret Gillespie, Mike Mandel, Marcie Newby, Greg Pulis, Brandon Reif, Mark Sedlander

Directors not present: Jim Gilbert (Vice President), Steve Herman, Eugene Izumo, Andrew Oelz, Larry Tabb

Call to Order

The meeting was called to order at 7:05 p.m.

I. President's Report:

A. Approval of minutes for September

The minutes were approved and will be posted to the website.

B. Website Upgrade

Marcie asked the board about any issues identified after reviewing the website. There is concern about the screen when logging in. The search engine is not finding the current website. We will have the programmer investigate these issues.

Last night a MailChimp email came from the HOA for homeowners current on their 2023 dues with instructions on creating a password.

There was discussion about a MailChimp plugin so that all emails would originate from the website. It would require a couple of hours of programming time. We are on a grandfathered plan. The board would eventually like to do this. For now, we will continue with our current set up.

Marcie described a monthly website maintenance plan at a cost of \$35 per month to ensure that website is functioning properly and is secure. A motion carried to approve this monthly expenditure.

More content will be added to the website as a synopsis of important issues the board is addressing.

Ellen Doyle is spearheading a committee for brainstorming ideas for our membership drive. Eugene, Greg, Cindy, Marcie, and Margaret will be part of this subcommittee.

C. Fox Expansion

Bob reached out to Mike Eveloff about using some of the Century City Traffic Mitigation earmarked funds for traffic studies and how to access it. He will also discuss the Fox expansion project.

D. Possible Mid-Year Mailing to Residents

There was discussion about how to reach out to our residents at the end of the year. Suggestions included a final mailing however the cost of postage is so high. Possibly a postcard. Others suggested to have board members drop off a newsletter. Another suggestion is a door hanger. The cost of hiring a company to put the door hangers cost around \$7,000. There was discussion about connecting with the realtors to help increase membership.

E. APS revised contract

There was a great deal of discussion about the contract revision. The cost of security patrol is beyond the amount we are collecting in dues payments. FilmLA projects have disappeared due to the strike.

There was further discussion about parts of the contract that are vague. There are pieces that were inserted with the original contract. We are going to keep that piece about \$4 per household in the revision.

The board agreed that the option to raise rates should be pushed to January 1, 2025.

Here's the background on APS pricing:

--There was no increase in pricing for many years after we first started paying \$1400/month for a single car dedicated to our HOA.

--At some point, we added a "half" car (shared with CCCHA) for an additional \$700/month. So we were paying \$2100/month at that point.

--Later (in 2018) we added a second shared car; because the going rate for a single car was \$1550/month at that point, the second shared car added an additional \$775/month to what we were paying, for a monthly total of \$2875.

--Near the end of 2021, APS boosted our monthly invoice to \$3200, which represented a pricing increase of slightly more than 11%.

--This most recent increase (apparently implemented in November 2022) is for another \$96/month, which is exactly 3%.

The final draft was approved. Bob will submit this contract to Vernon.

F. West Pico and Rancho Park Drill Sites

Nothing new to add other than Bob sent a letter to Councilwoman Katy Yaroslavsky to express our concern about what the Office of the Zoning Administrator and Deputy City Attorney are doing regarding new oil well projects at the West Pico Drill Site.

G. Midvale Project

We will provide updates on our website about the project and link to the Midvale project. Margaret updated the board about the Homeless Committee Meeting. The project was voted to approve funding for the project. Council Member Bob Blumenfeld has similar projects in his district that are running smoothly. Margaret answered additional questions from board members. She stated that the Westside Neighborhood Council will have a presentation with an opportunity for public comment on October 12th.

H. Resident suggestions regarding Rancho Park

Bob reached out to Glen Friedman to discuss his suggestions he brought forth last month.

I. Community Based Housing Initiative/Regional Housing Needs Assessment (RNHA)
United Neighbors (UN) feels like they are not making progress with the City. The City Planning Department is moving forward with the same maps. UN is trying a grass roots outreach effort. Mike has drafted 4 pieces approved by the board 1) Final version of letter to send to Mayor Bass stating our HOA's opposition to the current Housing Element plan for rezoning in our neighborhood and requesting her support 2) Map of Cheviot Hills HOA boundaries to include as an attachment 3) Final version of letter to send to Councilmember Yaroslavsky stating our HOA's opposition to the current Housing Element plan for rezoning in our neighborhood and requesting her support. 4) Final version of a blast email to go out inviting people to contact Mayor Bass and Councilmember Yaroslavsky's offices about the potential rezoning.

II. Secretary's Report/Membership

- A. Membership – Membership currently stands at 343.
- B. CPAB update – no update

III. Financial Report

No questions about the financial report.

IV. Public Comment/Other

None

The meeting adjourned at 8:25 p.m.