

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

Minutes for the Board Meeting Thursday, April 7, 2022

Directors present: Bob Keehn (President), Jim Gilbert (Vice President), Cindy Kane (Secretary), Marty Bischoff (Treasurer), Renee Dernburg, Margaret Gillespie, Steve Herman, Mike Mandel, Andrew Oelz, Greg Pulis, Mark Sedlander, Larry Tabb

Directors not present: Jamila Hasan, Brandon Reif, Omar Tirmizi

Guests: Ann Blanchard and Sarah Blanchard

Call to Order

The meeting was called to order at 7:01 p.m.

I. President's Report:

A. Approval of minutes for March

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

B. Planned Demolition on Monte Mar Terrace

Monte Mar Terrace Resident Ann Blanchard and sister Sarah (realtor) brought to our attention that the recently sold property (\$11mm) at 2720 Monte Mar Terrace is for rent (\$50k/month). It was purchased by a developer. They are worried that it may be demolished. They have inquired with the LA Conservancy Board about getting this home designated as historic. This home is the former estate of Fred Forrester and Agnes Moorehead. They asked if our HOA could set up an architectural committee. We explained that our HOA does not have CC&Rs (covenants and restrictions). They are going to follow up with the LA Conservancy and keep us informed.

C. West Pico and Rancho Park drill sites

Still no hearing date for the appeal. All CD5 Candidates have issued a joint press release to City Council's official case file for NASE's appeal to overturn the ZA's improper Categorical Exemption from environment review.

D. Cheviot Medians

Jim reported that an estimate was received by the LA Conservation Corps. The estimate is \$424k and will cover the cost to tear out the old plantings and install new drought tolerant plantings. The money will come from city fund 47M (CCTMP funds)

from the traffic mitigation efforts). It is unclear where the money will come from to maintain the medians. Mark stated that he would like to see some money go towards traffic calming measures and wants to see what the bid process is for this type of project. Jim also reported that there was pushback on widening the medians.

E. Neighborhood Trees

Our CD5 Field Deputy James Ingram reported via email that Urban Forestry will address the eucalyptus trees around the golf course and park. Mark reported that he received a tree on his parkway. The tree was donated by Fox Studios.

F. Sidewalk damage at Glenbarr/Lorenzo

The homeowner obtained a permit to repair the sidewalk at his own expense. The city has such a long lead time to get to repairs.

G. Landscaping for new utility poles on Manning

New unattractive utility poles have been installed along Manning Ave. Mark proposes that we spend money to plant creeping fig to cover the metal. There was discussion that this might be illegal.

H. 5G light poles on Patricia

A resident reached out to Bob about the upcoming installation of a 5G pole near 2910 Patricia Ave. Bob referred him to Jim for advice and the process to object.

I. Development on Pico

Margaret circulated the detailed analysis to all board members. She stated that the project has been put on hold.

J. CHHOA Storage Space

Bob and Margaret reviewed the boxes in the storage unit. The board has decided that we do not need to maintain the storage space at a cost of \$900+/year. There are 5-6 Cheviot signs in good shape. Any memorabilia will go to Jonathan Weiss, local historian. The remaining box contents will need to be shredded. Culver City offers shredding once a month for a reasonable price. WLAH Organization would like to take over the unit since it is a reasonable monthly fee. There was discussion about the options: Make a donation to WLAH to cover the fee; WLAH pay the fee but the HOA maintain control of the space (although that would violate the terms of the lease and no one was in agreement of that). The board decided that Margaret should approach the leasing agent to see what she could negotiate.

K. APS Price Increase

It is unclear what is happening. Bob wants to invite Vernon to our next meeting. We also need to update the contract to include the services we tell our residents that are provided by APS. Cindy passed around the March monthly report from APS. Most of which were open garage doors and false alarms.

L. West LA Homeless (WLAH)

The organization is in Round 2 of funding. The fiscal year ends June 30th. WLAH has already received donations from Westside Neighborhood Council and WSSM HOA. WLAH has a good track record. Metrics are on their website www.wlah.org. The critical issue is that there are no other service providers in this area. To get into the Coordinated Entry System, clients must go through a partner (the partner in this case is The People Concern). Margaret provided a few updates. CD5 and WLAH are at Westwood Park providing showers on a weekly basis. A UCLA group has provided meal giveaways. Steve suggested that we update the contract with specific metrics and make sure we have an executed/signed contract before we donate funds again this year. A motion was carried to donate \$10k to WLAH Organization with a signed agreement with quarterly accountability metrics. The money will be released once all signatures are obtained. The vote was 10 in agreement; 1 abstention and 1 recusal (Margaret is on the board of WLAH).

M. Annual Meeting and Elections

Bob suggested the board start thinking about the annual meeting and elections. Cindy reported that the following board member seats are up for election: Marty, Jim, Cindy, Mark, Jamila, Omar, Brandon and Mike. Bob suggested we start thinking about new board members as several up for re-election have not been engaged and in attendance. The nomination committee will consist of Bob, Greg and Steve.

N. Follow-Up to Insurance Discussion

At last month's meeting there was discussion about the proposal received for additional insurance. Larry spoke with the insurance broker. We are fully covered with our General Liability and Directors & Officers Policies.

II. Secretary's Report/Membership

A. Membership – Membership is at 404.

B. CPAB update – Cindy reported information from the recent CPAB meeting: The Vice unit officers described what areas they cover. The Robbery Detective Sam Asme reported on 3 major robbery incidents 3 days in a row. The Community Alert on these violent street robberies with Safety Tips was sent to the board.

III. Financial Report

There were no questions about the financial report.

IV. Public Comment

No public comment.

The meeting adjourned at 8:30 p.m.