

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

Minutes for the Board Meeting Thursday, December 1, 2022 via Zoom

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

Directors not present: Jim Gilbert (Vice President), Jamila Hasan, Steve Herman, Brandon Reif, Larry Tabb

Guests: Lois Rose (resident)

Call to Order

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

I. President's Report:

A. Guest: Ofer Ambar (construction of property wall on Patricia)

Mr. Ambar did not show up for the meeting. This topic was not discussed.

B. Approval of minutes for November

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

C. Follow up – Vista Del Mar/Angel City Football Club partnership

Lois Rose attended the meeting. She saw the email blast and has an interest in soccer. She expressed her excitement for the project and wanted to learn more about it. We have received little feedback from the community since our email blast. One resident had a question about traffic impacting our community.

The board discussed at length the partnership presented last month. In addition to the email blast, the website contains a description of the project with a schematic. There was discussion about a letter of support. Bob is going to reach out to California Country Club Homes Association to get their feedback on the project and report back to the board. Bob will see if we receive any more feedback from the community and determine the timeline for writing a letter of support.

D. West Pico and Rancho Park drill sites

Still no date set on the appeal.

E. Cheviot Medians

Prior to the meeting, Jim told Bob that CD5 is waiting for an approval from the purchasing department. Many of the plants suggested in the design are available. Things are moving a positive direction.

F. Development on Pico

The project has been approved. There is no appeal pending.

G. Development of Macy's parking lots

This is an approved project. The parking structure is being demolished.

H. Rumored development in Rancho Park along Patricia

Someone brought to John Mackel's attention about the possibility of using a portion of the golf course along Patricia Ave (near Cushdon) for low-income housing. The WNC confirmed there is no project, this area is not zoned for that.

II. Secretary's Report/Membership

A. Membership – finished the year with 441 homeowners that paid dues. The goal is to improve that in 2023. We need to make sure our residents understand what we do for the community, how the dues money is spent. Marty is reaching out to his contact at the title company so we can update the database with recent sales.

There was discussion about the annual letter. Renee offered to start a draft of the letter. DOT Printing has handled our letter for the last several years. Printex was approached for an estimate. Some board members felt we should stay with DOT Printing and others felt we should stay local. Both estimates will be used to determine which group will print the letter.

B. CPAB update – Captain Tom was promoted to Commander at West Bureau. The new Captain is Craig Heredia. He was previously the Patrol Captain and has 27 years of service. Crime statistics: violent crimes down 6.5%; property crimes up 5%. Same messaging about holiday packages.

III. Financial Report

There is no financial report since the meeting is on the 1st of the month.

IV. Public Comment/Other

Lois brought up the closing of the Rite Aid at 9864 National Blvd. She wondered if we know what is going to happen to the space. Andrew suggested looking at ZIMAS for planning applications and building permits for any address.

The meeting adjourned at 7:52 p.m.