

CHEVIOT HILLS HOMEOWNERS' ASSOCIATION

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

Minutes for the General Meeting Tuesday, July 9, 2019

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

Directors not present: Jim Gilbert (Vice-President), Cary Gross, Jamila Hasan, Brandon Reif

Guests: Joseph Galloway (Deputy, CD5 representative), Parliamentarian James Stewart and ~ 25 neighborhood residents

Call to Order

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

I. Welcome Remarks:

Board business was conducted prior to the official start of the meeting. The June meeting minutes were approved. Neighborhood guests were welcomed and informed that the primary purpose of the meeting was the revised bylaws and annual elections.

II. Speaker (Joseph Galloway, CD5)

Deputy Galloway introduced himself. He is a Deputy District Director for CD5 and the Field Deputy for our area. He has worked with Councilman Koretz for 5 years, previously covering the Robertson area. He provided his email and cell phone number for residents to contact him with any concerns (cell 213-505-7649; Joseph.Galloway@lacity.org)

Joseph focused on two areas:

A. Recent Senate Bills that residents should be familiar with:

SB50 – has been updated after it was tabled. It is marketed as an environmentally friendly proposal. The measure would upzone much of the land currently dedicated to single-family housing, allowing for developers to build duplexes, triplexes, or fourplexes and in some cases allow for taller buildings and/or more homes within a half mile of a rail station.

SB 330 – misleading bill that addresses the housing crisis. It hands over to developers and takes away land use. There is not enough review time and it has passed out of the Senate and onto the Assembly.

SB58 – will allow bars to remain open until 4am.

Councilman Koretz encourages all residents to notify officials (with telephone calls and letters) of their position to these proposed bills. Bob indicated he would send an email to all residents highlighting these important proposed bills.

State Assembly Sydney Kamlager-Dove 310-641-5410

State Senator Holly Mitchell 213-745-6656

B. Over-sized vehicles on Butterfield and Patricia.

The Department of Transportation has posted signs on Butterfield that no oversized vehicles can be parked during the daytime. Similar signs will be installed on Patricia (Pico to Lorenzo). The signage is incorrect. Koretz' office is communicating with DOT to correct the signs.

C. Residents in attendance expressed the following concerns to the council office:

1. One resident discussed the history of the signage and RVs on Patricia.

2. Jerold Steiner inquired about who is responsible for changing the electronic no left turn from National to Motor Ave to a stationary sign. Joseph said it must be related to the Motor Avenue Improvement Association.

3. Glen Friedman expressed his appreciation on Councilman Koretz taking a lead on the park gas flare.

4. There is concern for the dead trees near Motor Place and Forrester. Bob replied that he is working with Tree People, the City of LA and Fox Studios (funding).

5. A resident asked about resurfacing of alleys within CD5. Joseph said the alley at the 2300 block of Midvale will be resurfaced.

III. Proposed New Bylaws

Bob explained the purpose and need for updating the bylaws. There were some inconsistencies that needed to be cleaned up. This has been a 2 year process that the working group has focused on these. Approval by 2/3 of the membership is required.

Andrew highlighted the major changes in the proposed revision:

A. Membership was more clearly defined in terms of "eligibility". A legal owner can give a tenant the right to become a member if it is in writing to the HOA. A concern arose about tenants in a granny flat. A discussion ensued that it is one membership per property owner. Andrew will clarify with legal counsel regarding City approval of Accessory Dwelling Units on an existing property.

B. The HOA changed from 2 general meetings per year to 1 required meeting and allowing as many as the board sets up.

C. Nominating Process: there is more inclusion in the nominating process; providing notice of meetings; soliciting other participation. Article 8 – publicize

the ability to fill an open seat; no paper ballots accepted until floor nominations are received.

The ballots were accepted from 24 members (23 yes; 1 no). The bylaws will be updated with the approval date and posted to the website.

IV. Elections

Bob explained the election process. Attendees were reminded that ballots would not be accepted until all floor nominations are received. Candidates present introduced themselves. For those that were absent, Bob read their bio. Floor nominations were solicited however none were submitted. Members voted and began submitting their ballots.

The Parliamentarian counted the votes and reported that all seven candidates (Cary Gross, Margaret Gillespie, Steve Herman, Bob Keehn, Andrew Oelz, Greg Pulis, Larry Tabb) were voted in.

V. Public Comment

Jerold Steiner asked what the board has accomplished in this last year. Bob highlighted a few items (bylaws, the park gas flare issue, cell phone towers, increasing security patrol, new food vendor at the golf course). Additionally we have been in discussions with Vista del Mar about residents fleeing the facility; the situation has improved.

One resident asked about financial statements. Bob reported that any member may see the financial statements at our monthly meetings.

Another resident expressed concern about the number of “rehab” homes in the neighborhood. The current legislation allows them to be here as long as they are not exceeding capacity.

Residents were reminded to attend any monthly board meetings, generally the first Thursday of the month at The Griffin Club.

The meeting adjourned at 8:10 p.m.