

# CHEVIOT HILLS HOME OWNERS' ASSOCIATION

**P.O. Box 64458, Los Angeles, CA 90064**    [www.cheviot hills.org](http://www.cheviot hills.org)

## **Minutes for the Board Meeting Thursday, July 6, 2023 Griffin Club**

Directors present: Bob Keehn (President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Renee Dernburg, Eugene Izumo, Mike Mandel, Marcie Newby, Greg Pulis,

Directors not present: Jim Gilbert (Vice President), Margaret Gillespie, Steve Herman, Andrew Oelz, Mark Sedlander, Brandon Reif, Larry Tabb

Guests: Ann Blanchard, Amy Higgins

### **Call to Order**

The meeting was called to order at 7:10 p.m.

### **I. President's Report:**

#### **A. Approval of minutes for May and June**

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

#### **B. Website Upgrade**

Marcie provided an update to the board. We hired Soul Sites Web Design to create our new site. Marcie, Renee, and Cindy met with their team for an initial meeting on June 5<sup>th</sup> to discuss the vision. On June 29<sup>th</sup>, we met again to go over the home page templates delivered prior to our meeting. We were very pleased with what they designed. We worked together tweaking parts of what they produced and now they are continuing with the internal pages of the site.

At the recommendation of the designers, we have decided to purchase and use a membership software that can be integrated into the site. It is called Paid Membership Pro and will cost us \$250/year for a standard plan. This software will integrate our membership data base. Members will create a log in, sign up, and pay dues directly on the website with the integrated PayPal feature. They will automatically receive email reminders to renew their dues each year. We will also be able to link our Mail Chimp account to the data base to send out any email blasts. Pay by check will also be available.

We have been paying Jason about \$750/ year for data entry and to manage our data base. After an initial outlay to have him transfer/integrate our data with the Paid Membership Pro, our use of his services will be minimal because our membership data should be managed through this site.

At our last meeting, the board approved \$2000 for the website re-design. We need the board to vote on approving an additional \$50 for a total of \$2050 for the website as the coding for

the Paid Membership Pro add on was not part of the initial bid. A motion was carried to increase the expense amount to \$2,050.

C. Fox Expansion presentation

Vicki Curry and her team will be presenting to the board later in July or August.

D. Possible Mid-Year Mailing to Residents

Deferred – waiting for website redesign.

E. APS price increase and revised contract

Larry previously reviewed the indemnity clause and said it was ok. Mike added a clause to the contract that APS shall not increase its annual rate for the Services in any year by more than an amount equal to the cost of living adjustment for the year. A final copy will be circulated to the board. A final vote will be taken in August.

F. West Pico and Rancho Park Drill Sites

On May 10th The City Council voted unanimously to grant the NASE appeal, overturning the categorical exemption from environmental review previously given to the West Pico Drill Site by the Zoning Administrator. The West Pico case now will go back to City Planning for the environmental review required by California's CEQA law.

G. 2720 Monte Mar Terrace

Ann Blanchard provided a recap of the meeting she held at her home last night. She reached out to owner Robert Korda and invited him to the meeting. He attended and reported that when he purchased the home for \$11mm he was told he couldn't demolish the property. The home was listed on Survey LA (preservation list paid by the Getty Trust). He said he never pulled a demolition permit.

Robert and Arlene spent a year working with an architect and interior designer. When they recently sat down with the contractor, they were in shock at the estimate for additions/remodel (more than what he paid for the property)! They panicked and reached out to 3 adjacent neighbors to tell them they could not do what they wanted and were thinking of tearing down the property.

The design team talked them down and they decided to proceed with the remodel. The gate contains an image of the project. It will retain the original look of the front and will add a garage/extra wing not visible from the street.

Many attendees at Ann's home stated that this property is the heart of Cheviot Hills and expressed their concern for demolishing old properties and placing 2 homes on a lot.

Discussion continued on how the HOA can create an "architectural committee" to prevent this from happening in the future.

Ann attended tonight's meeting to get the conversation going on how we can preserve some of these older homes. We cannot get an HPOZ because of SB330 (Housing Crisis Act). She asked if the board would consider putting in CC&Rs. There are 35 neighborhoods that are HPOZ and all were formed after their HOAs were created. We explained that we do not have CC&Rs. Greg said this has come up in the past and at the time some residents had reservations. Others said dues would have to increase dramatically, and we have such low support from homeowners as it stands now. Ann said she would do more research and be happy to be on a committee to explore this. She will keep attending meetings and stay engaged.

#### H. United Neighbors

Mike is working with Jim regarding the requirements to find more affordable housing. City Planning is marking maps to upzone. United Neighbors is working to prevent upzoning of single family neighborhoods. They are identifying areas around us for upzoning. The plan is to submit that to United Neighbors. All of this will go to the Council Office so they can support it. City Planning will be holding virtual office hours July 10-21. Board members interested in attending the CHHOA board timeslot should reach out to Mike.

#### II. Secretary's Report/Membership

- A. Membership – Membership currently stands at 333.
- B. CPAB update – recent call included the new patrol captain Lonnie Tiano. Crime is down in West LA. Catalytic converter theft continues to be an issue. Chris Baker will schedule an etching event at the park later this summer.
- C. Other – a noisy neighbor with illegal construction continues to be a problem for nearby residents. The city prosecutor has submitted paperwork for Building & Safety to take action. It is sitting on someone's desk. Our SLO Chris Baker suggested that our HOA write a letter of support on behalf of the complaints from nearby residents. Cindy will follow up to identify who the letter should be addressed to.

#### III. Financial Report

No questions about the financial report.

#### IV. Public Comment/Other

CD5 Field Deputy Vanessa Saldana: reported that they met with Rec & Park this week to introduce the dog park project and a company willing to provide assistance on landscaping. Next week, they will meet with the superintendent of Planning and Construction to get a cost estimate, and to identify a section.

Board Officer Elections: A motion passed unanimously that Bob will continue as President, Jim will continue as Vice-President, Cindy will continue as Secretary and Marty will continue as Treasurer.

Inspector of Elections Final Report: Our parliamentarian James Stewart emailed the election results from the General Meeting. Those results were shared with attendees.

The meeting adjourned at 8:03 p.m.