

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

Minutes for the Board Meeting Thursday, March 3, 2022 Via Zoom

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

Directors not present: Jim Gilbert (Vice President), Jamila Hasan, Mike Mandel, Brandon Reif, Omar Tirmizi

Guest: James Ingram, CD5 Deputy

Call to Order

The meeting was called to order at 7:02 p.m.

I. President's Report:

Guest: CD5 Deputy James Ingram

James has replaced Angel Izard as the CD5 Deputy for our area. He introduced himself and provided a brief report. CD5 has started planning for Connect Day 2022 in Westwood Park May 11, 2022, 11:00am – 3:00pm. Donations are being accepted. Enforcement has started for 41.18 (no camping rule). DOT has the ability to tow vehicles unless individuals are living in their cars. Mark Sedlander brought up the issue of downed trees (eucalyptus around golf course). The Department of Urban Forestry has reduced monitoring due to staffing issues. James will reach out to them to check this area. Steve reported a downed tree at the park. The goal is to address the hazards, not to get rid of trees. James provided his contact info james.ingram@lacity.org.

A. Approval of minutes for February

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

B. West Pico and Rancho Park drill sites

Still no hearing date for the appeal. The attorney representing NASE submitted an addendum after the recent spill. No other updates.

C. Cheviot Medians

Bob reported that there has been a delay. A scope of work and cost estimate should be available by March 11.

D. CCC signage/monuments

We decided that the CCCHA monument sign was not a concern to our HOA. We were surprised that we had not been notified about this since it is a shared street. Cindy was unsuccessful in reaching Allyson Saunders and suggested Bob contact her to express our desire to be neighborly.

E. Neighborhood Trees

There was a concern that the sidewalk on Glenbarr is still blocked from the downed tree. Bob will follow up with James to see what the status is for getting that fixed.

F. Town Hall Style Format for CD5 Candidates

Margaret and Bob will address this offline. The primary is in June. Cindy suggested that perhaps we do this in May and make it the annual meeting. Bob suggested that there may be open seats in the next round of board elections. We should start thinking about potential new board members.

G. Development on Pico

Margaret sent around a detailed analysis of the project to some of the board members. She will circulate this to all board members.

H. APS Price Increase

APS unilaterally increased their price without warning. It is an 11% jump. The statement is unclear with the line item “security officer/armed overtime/holiday pay”. The second line item is larger than the base charge. Bob is not sure what that second line item is. Bob is still waiting for a reply from Vernon and/or the bookkeeper. Marty said he has paid all bills: January, February, and March. Cindy reported there may be a service gap. Another resident asked about the security patrol. She had not seen any patrol cars. Furthermore, the monthly APS report only had 3 items for the month. Bob is going to follow up with Vernon to make sure we have patrol coverage. Bob suggested that we have Vernon join our next meeting. Margaret reviewed the APS contract. There are services we say to our residents that are provided. They are not in the contract. This may be a good time to update the contract.

I. Next Coalition candidate forum (for City Attorney, 2/26)

Renee was unable to join the forum on 2/26. She did not receive the link. She did however watch a public forum for City Attorney. Greg listened to the UCLA forum for the CD5 candidates. He said it was worthwhile.

II. Secretary’s Report/Membership

A. Membership – Membership is at 391. Marty thinks it may be higher based on the money received. He thinks it’s closer to 415.

- B. Working with contacts at The Griffin Club to schedule an in-person meeting for April. Renee said that the club is currently for sale. The majority of the board is ready to return to an in-person meeting.
- C. CPAB update – At the recent CPAB meeting, there was discussion about car thefts, catalytic converters. Spoke about burglaries – gaining access through side yards. One of the SLOs suggested putting shatterproof film on sliding glass doors. There was discussion about Apple Air Tags and follow home robberies.

III. Financial Report

There were no questions about the financial report.

Marty discussed a proposal received from our Insurance Broker about additional insurance. Marty feels that we are covered with our General Liability and Directors & Officers Policies. Larry offered to look at our policies to make sure we have proper coverage.

Marty discussed the payment for the storage unit. Margaret and Bob are going to review the contents in the next couple of weeks.

Cindy reported that the PayPal account now has the name changed from Gregg Spiegelman to Robert Keehn. It appears that we are still getting charged the processing fee per transaction. Cindy will call PayPal. Margaret says that PayPal can waive the fees for nonprofits.

IV. Public Comment

No public comment.

Margaret brought up funding for West LA Homeless Organization. Margaret is now on the board. One of the other neighboring HOAs has pledged \$15k for 2022. Margaret recommends that we at least pledge the same amount with the same reporting requirements. It does not seem like we have received the level of reporting we asked for last year. Steve asked Margaret to provide some of the highlights from last year. Margaret stated that there are some performance metrics on the website www.wlah.org. Some of the issues are getting the granular data from the outreach workers at The People Concern. We do have data on the number of touchpoints that are made in a month. Margaret suggests that we pledge \$15k. Margaret reported that on any given day in Los Angeles 206 are moved off the streets and 227 become homeless. It's not a lack of people out in the field working on these issues. We have 24k beds for 66k unhoused. Steve suggests some level of reporting before we come to a decision on the amount we are going to pledge. The board members support the mission but we should get a deeper level of reporting. Before we take a vote, we need to make sure all board members are aware, engaged and understand the situation. We also need to draft a new contract for 2022. Steve will help Margaret. This will be discussed at the April meeting.

The meeting adjourned at 8:15 p.m.