

CHEVIOT HILLS HOMEOWNERS' ASSOCIATION

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

Minutes for the Board Meeting Thursday, November 7, 2019

Directors present: Bob Keehn (President), Jim Gilbert (Vice President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Margaret Gillespie, Andrew Oelz, Greg Pulis, Mark Sedlander, Larry Tabb, Omar Tirmizi

Directors not present: Cary Gross, Jamila Hasan, Steve Herman, Michael Mandel, Brandon Reif

Call to Order

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

I. President's Report:

A. Approval of minutes for August and October

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

B. Revised bylaws

Discussion continued from August about properties with an accessory dwelling unit as it relates to membership and voting rights. The board felt that the bylaws need clarification. Andrew agreed to draft language for discussion at the December meeting.

C. APS issues – NDA, crime reports

The crime report for October was shared with the board. Bob will update the APS NDA.

D. Rancho Park gas flare update

It is now referred to the Drill Site. The current update is that the city is planning to do a city-wide inspection. They plan to contract that service out. As of now there is no current contract. The working group is frustrated and concerned that the Cheviot Hills site will be overlooked. Bob indicated that there are no current issues at this site since the drill site operator previously addressed most of the concerns.

E. Proposed cell tower/new cell equipment on Motor Avenue

Jim reported that the cell tower equipment was moved from the old pole to the new pole. He also added that the bureau of street lighting has a problem removing ornamental street lights to put in a decorative cell tower street light.

F. Talloween II recap

The board voted to donate \$500 towards this year's event. Andrew attended and said Tim Fitzgerald acknowledged the HOA.

G. Recent Commercial Filming on Glenbarr

Bob received complaints from a few Glenbarr neighbors following a Domino's commercial shoot. Bob went back and looked at the string of communication from the location scout. The scout did not follow-up with Bob on the final location. Bob spoke with the production manager. The manager reported that they spoke to the neighbors and gave cash to some for use of their yards. Perhaps they didn't reach each resident. Additionally Bob followed up with the Film LA office. We as an HOA do not have the power to block filming on any particular street. Film LA needs to resolve these types of issues with residents. It was reported that at one time there was a moratorium of filming on Glenbarr.

H. Inquiry re pine trees on Glenbarr

We received an inquiry from a neighbor on Glenbarr regarding the condition of several pine trees. Bob reported that the city looked at a number of dying trees in the neighborhood. They reached out to Susan Irving and Patricia Papanek. They had residents with dead trees sign a waiver for removal. The money for removal will come from CD5 and the City of LA. The city has a plan to plant two trees for each one removed...part of the mayor's initiative "Green New Deal." Bob will touch base with Susan or Patricia to find out which trees were identified and then follow up with the Glenbarr resident.

II. SECRETARY'S REPORT/MEMBERSHIP

- Dues currently stand at 385. This is the lowest participation rate we've seen (highest was in 2014 – 524). A discussion ensued about the approach for 2020. Many felt that the recent NYT article highlighting Cheviot Hills should be included in the mailing. Perhaps a three-fold approach (mailing, follow up emails and canvassing) will improve the participation rate. Most board members agreed to write up a highlight on topics we've covered over the last year and will submit to Cindy for inclusion in a two page mailing. Additionally we will explore the use of a colored envelope for the mailing to draw attention.
- Cindy shared with the board the recent crime numbers from the Community Police Advisory Board (CPAB). In West Los Angeles overall violent crime, property crimes, and Part 1 crimes are down YTD. West LA ranks #2 citywide in reduction in crime.
- Our SLO Chris Baker reported to Cindy that they still receive about 4-5 calls for service each day from Vista Del Mar. Captain Goddard has done a great job at making sure Vista Del Mar adheres to the new policy of emailing the chronic runaway reports to the station.
- Updating the HOA boundary map is still in process.

III. FINANCIAL REPORT

There was discussion about using funds to canvas the neighborhood in 2020 to improve the number of dues-paying homeowners.

Marty will reach out to the bank contact to arrange a few options for getting the signature cards signed.

IV. OTHER BUSINESS

- A. Cheviot Hills Tree Project – The new FOX liaison asked Bob for history on how the money was committed to the tree project. Bob is working with Colleen to gather that info.
- B. Bike path – no update

The meeting adjourned at 8:10 p.m.