

CHEVIOT HILLS HOMEOWNERS' ASSOCIATION

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

Minutes for the Board of Directors Meeting Thursday, October 5, 2017

Directors present: Bob Keehn (President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Catherine Gerst, Jim Gilbert, Margaret Gillespie, Cary Gross, Brad Matthew, Andrew Oelz, Greg Pulis, Larry Tabb

Directors not present: Colleen Mason Heller (Vice President), Steve Herman, Michael Mandel, Mark Sedlander

Also present: neighborhood residents – Larry & Diane Bloomer, Cynthia Kozacik, Robin & Bill Haber, Jera Trent, Julie Kestenbaum, Dan Yokich, Glen Friedman and Jerold Steiner

Call to Order

The meeting was called to order at 7:00 p.m.

I. President's Report:

A. Review/Approval of September Minutes

The minutes for the September Board meeting were approved.

B. Stalking Horse

Deferred

C. Cheviot Zoning

No vote at this time. Not sure what Councilman Koretz' plans are for doing a survey.

D. APS Status

APS has resumed doing business. A nondisclosure statement needs to be drafted so they can receive a list of paid homeowners. Margaret agreed to take this on.

E. Squatters on Krim

LAPD made an armed response on the morning of 10/3, but no one was at the property. Carlyle Hall (the resident who reported this to Bob) stated that

on 10/8 the bank took over the property, so hopefully the process of selling the property will speed up.

F. Inspired Parents Presentation

Promotional materials will be shared at a future meeting.

II. Secretary's Report/Membership:

No report

III. Financial Report:

There were no questions regarding the most recent financial report.

IV. Old Business

A. Landscaping of Medians Update

Jim Gilbert followed up with the City to inquire about upgrades. The medians can be adopted and paid for on our own. There was discussion about creating a garden club. California Country Club is in the process of adopting medians. There are certain requirements (can't change the curb, someone in neighborhood/HOA must sponsor/adopt). The water meters need to be operational. Will coordinate with other groups and check with others who have a history on the Motor mitigations.

B. Bylaws Revision:

Andrew distributed the current revision of the bylaws. The current plan is to have Margaret work with Andrew on her concerns/additions to the bylaws. The conversation involved transparency and creating some mechanism for those not on the board to have the ability to join the board. Additionally the idea of term limits was addressed. A discussion ensued about creating more strict mechanisms. As a volunteer organization we've had trouble in prior years creating a full board. By creating term limits the organization loses institutional memory. Creating an open nominating process should solve the term limit issue. Margaret will insert her red lines into Andrews's master document. They will report back to the board on revisions. Any proposed changes to the bylaws will be publicized to the community.

C. Neighborhood Watch

Deferred

D. Film Committee

Bob needs to speak to Gregg Speigelman to see how things were handled in the past.

E. Cheviot Hills Tree Project

The City came up with new permission slips for tree removal. Neighborhood residents in attendance expressed an interest in getting involved.

V. Committee Reports:

A. CHHOA Film Committee – see above

B. Neighborhood Watch/Security – see President’s report above - APS.

C. FOWLA – Deferred

D. Cell Tower – Deferred

E. Expo/Bike Path

Walavista Road Resident Jerold Steiner continues to monitor the progress of the planning process. There has been a lapse in personnel therefore he is contacting officials at the top. He will keep us apprised of the situation.

F. FOO/Schools – chair still needed

VI. Public Comment

Residents present expressed their interest in current issues and desire to get involved.

One resident inquired about the length of time for a construction permit. An adjacent property has been under construction for more than three years. She was referred to Building & Safety.

Someone inquired about the rules for barking dogs. There are city ordinances that address barking dogs. If a dog is barking continuously for more than 10 minutes there is a number to call (referred to 311). Owners can receive a citation.

Dan Yokich addressed the status of the zoning variation (BMO vs. R1V2). He asked what recent discussions have taken place. There has been no new information. He requested another straw poll vote from the board members. He is hoping that the board can help Councilman Koretz take a position. Bob Keehn told him that it is not appropriate for the board to take a position. Andrew explained that one reason we haven’t taken a position is that there have been different polls with different results. The board has encouraged CD5 to do their own poll. Dan stated that CD5 is looking to credible groups in the

neighborhood and he feels that we should communicate to CD5 what transpired months ago (NextDoor Poll; Change.org petition; Building & Safety meeting). Margaret addressed that the numbers in various polls/petitions were not what was represented (285 people on the change.org petition were checked and resulted in only 139 residents within our boundaries). No one can make a representation as to where the neighborhood stands. CD5 must do a scientific poll to determine where the neighborhood stands. Residents were encouraged to contact CD5 to express their interest/desire for a credible poll.

The question came up from a resident about expanding the borders of the HOA north of Butterfield. Those homes went to Rancho Park HOA and the feeling is that the Westside Neighborhood Council oversees the interests of a much larger area.

Glen Friedman brought up the issue of skunks on Monte Mar Drive.

The meeting adjourned at 7:55 p.m.