

# CHEVIOT HILLS HOMEOWNERS' ASSOCIATION

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

## **Minutes for the Board Meeting Thursday, October 4, 2018**

Directors present: Jim Gilbert (Vice President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Cary Gross, Michael Mandel, Andrew Oelz, Greg Pulis, Mark Sedlander, Omar Tirmizi

Directors not present: Bob Keehn (President), Margaret Gillespie, Jamila Hasan, Steve Herman, Brandon Reif, Larry Tabb,

Guest: Keyvan Babazadeh

### **Call to Order**

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

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

In Bob's absence, Jim presided over the meeting.

Guest Keyvan Babazadeh – Keyvan is the owner/operator of the Rancho Park Golf Course restaurant “Rancho Park Gardens.” He attended tonight to make us aware of what is proposed by the LA Department of Parks & Recreation. Apparently Keyvan is losing his lease and the City has proposed a brewery for that space. The brewery will be called “Tavern at Rancho”. It will be open until midnight and he is concerned for what this will bring to the neighborhood. The vote goes before the board in a couple of weeks. We told him we would put him in touch with someone on the Westside Neighborhood Council since this business is outside of our HOA boundaries.

#### **A. Talloween**

A copy of the banner and flyer were distributed. The HOA logo is displayed as a gold sponsor. The event will be held on October 19<sup>th</sup> at the Pico Playhouse. Tim previously emailed the HOA inquiring how many tickets should be set aside for board members to reserve/purchase. Tickets are almost sold out. Mike Mandel will be performing in the show. He wanted to know if there is a social media page that HOA could post the flyer. All agreed that the best forum is post it on Nextdoor. Additionally it might be helpful to have Jason Griner present to pass out HOA discount cards and solicit new members.

B. APS Status/NDA & Update on extra car

Bob sent an update via email. He spoke to board member of CCCHA Tamir, he proposed to split another APS car with their HOA during whatever daytime shift APS currently is already giving us a car. It's his understanding that this would be on a daily basis, including weekends, and that the cost for an additional car would be \$1550 per month, so each HOA would pay an extra \$775 monthly. Tamir thinks the proposal will be well received when their board meets next Tuesday. The only potential hitch is that they have already hired another APS car during daytime hours (only during the week).

Bob sent an email to Vernon to confirm this and to verify the hours. Additionally when this topic was first brought up in July we discussed this additional security to carry us through the holidays. The board discussed and agreed tonight that it makes sense to commit to this for 6 months.

C. Bylaws Revision

No agreement from Neuland Whitney law firm has been presented to Bob for signature. Since Brandon was not in attendance, follow-up is required to proceed.

D. Palms Park/Library

Colleen Mason Heller sent an update via email. After receiving extensive information from WNC and letters of opposition from CHHOA and CCCHOA, Palms Neighborhood Council dropped their request to "share" Palms Park and Rec by including it within their boundaries. They could provide no proof of previous PNC support for Palms Park and only minimal for the Palms Library. There was no paperwork indicating that the annexation had ever been an agenda item at any PNC Board meeting and, in fact, there was evidence to the contrary in discussions recorded in their minutes. In doing the investigation, it was discovered that the property along National from Palms Blvd and National (at the light rail) running to and including Motor and National west to National and Overland belonged to WNC. It was at one time freely ceded to Palms by WNC, but apparently that was against Neighborhood Council rules. It turns out that Palms NC applied for the annexation but were denied. They never told WNC, they simply set up housekeeping even petitioning a change in the name of the light rail station from the original Palms/National Station to just Palms. If the property comes back to WNC we would, ironically, have 3 light rail stations.

E. Rancho Park Gas Flare

Scott Silver reported via email that Hillcrest Beverly Oil Corporation (HBOC) withdrew their request for approval of the CEB1200 gas flare and committed to remove the CEB1200 gas flare from the drill site within 6 months. HBOC and Mr. Koretz requested that the Zoning Administrator impose three new conditions upon their operations: annual inspections; 24/7 emissions monitoring; and notification

to the City of accidents, spills or emergencies. HBOC expressed their commitment to continue working with Council District 5, Community Stakeholders and SCAQMD to seek alternatives to a gas flare that would also, prospectively, end sales to SoCal Gas and thus would eliminate mercaptan from the site. Councilmember Paul Koretz, Scott Silver, Prof. Michael Salman and individuals who serve on leadership positions of the Westside Neighborhood Council, neighboring HOAs, and Temple Isaiah all submitted emails and letters expressing support for HBOC's decision to withdraw and remove the CEB1200 gas flare and the commitments expressed by HBOC. HBOC expresses its gratitude to everyone in the community for working in a collaborative and positive way. In return, Professor Salman and Scott Silver commend HBOC for its cooperation and commitment to work with the community. To continue these efforts, Scott Silver has created a Facebook community group page <https://www.facebook.com/ranchoparkdrillsite/> on which he will be posting future updates (no public comments or postings allowed). Please Follow and Share the Facebook Page to stay updated and active!

## **II. SECRETARY'S REPORT/MEMBERSHIP**

Review/Approval of September Minutes - The September minutes were reviewed and approved. No changes on membership numbers. The board agreed to proceed with getting envelopes ready for the next membership cycle. Marty suggested we look at the wording and see if we need to change anything. Once additional APS security service is added the one page mailing can be updated. It will be circulated for comments so it's ready to go in early January.

## **III. FINANCIAL REPORT**

Marty stated that he recently deposited 2 \$750 checks from filming in the neighborhood.

## **IV. OTHER BUSINESS**

- A. Landscaping of medians – Jim spoke to someone at the city level. They have put it out to bid. Construction (fixing sprinklers, planting) could start in 60 days.
- B. Membership Dues – No update (Brandon absent)
- C. Neighborhood filming – see Marty's comment above
- D. Cheviot Hills Tree Project – No update
- E. Cheviot Hills Park – Steve sent in an email that there is no real update but the fields look better than they have for the start of soccer season.
- F. Neighborhood Watch/security – no update
- G. F.O.W.L.A.– no update
- H. FOO/schools – need a new school rep from the board; possibly Brandon.
- I. Bike path – no update
- J. Cheviot Zoning – Colleen provided an update via email. Updating the General Plan is going forward. The General Plan update is a twenty year (or longer) plan

for area development. The project is divided into geographic segments which will proceed through the 3-7 year process together. Unfortunately, WNC has been geographically lumped in with Westchester, Venice, Mar Vista and Palms which has already been underway. WNC is petitioning the Planning Dept. to put us in with Brentwood, Westwood, and Pacific Palisades whose process starts in three years. It is likely that we will be requesting letters and comprehensive neighborhood outreach very soon.

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The meeting adjourned at 7:40 p.m.