

CHEVIOT HILLS HOMEOWNERS' ASSOCIATION

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

Minutes for the Board of Directors Meeting Thursday, September 7, 2017

Directors present: Bob Keehn (President), Colleen Mason Heller (Vice President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Jim Gilbert, Margaret Gillespie, Steve Herman, Brad Matthew, Andrew Oelz, Greg Pulis, Mark Sedlander, Larry Tabb

Directors not present: Catherine Gerst, Cary Gross, Michael Mandel

Also present: Various neighborhood residents - Trish Bakst, Susan Irving, Eric Shabsis and Jerold Steiner

Call to Order

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

I. President's Report:

A. Review/Approval of August Minutes

The minutes for the August Board meeting were approved.

B. Stalking Horse

The new establishment opened on September 5th. Their Conditional Use Permit for a distiller was denied. Colleen will reach out to them to inquire on the reason. Cindy will reach out to them to see if they are interested in participating in the discount card for 2018.

C. Cheviot Zoning

Councilman Koretz is expected to postpone the City Council vote on September 19th. The Councilman is still considering a community survey.

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

The weeds have been cleared out however there are no plantings. Some of the medians are not getting any water. Jim will reach out to the city about replanting and maintenance. There was discussion about an approved contractor for the Expo line however these maintenance contracts are through different agencies (MTA vs Central City Transportation Management Plan).

B. Bylaws Revision:

Andrew will send out a current draft to the board so it can be discussed at the October board meeting. Andrew stated that the bylaws should be reviewed by an attorney to ensure they comply with state laws. Trish Bakst stated that she reviews Bylaws and CC&Rs. Cheviot currently has 37% of homes that are considered “rentals”. Rentals were built into the edits. A discussion ensued about nearby HOAs that possibly include renters in their bylaws. Andrew will invite Glen Friedman to our October meeting to discuss the current edits.

C. Neighborhood Watch

No one has stepped up to oversee this committee. Mike Mandel is a possibility. Perhaps this committee should be considered “general safety” instead of a formalized group like Neighborhood Watch (NW). The NW database is in Gregg Spiegelman’s possession. All expenses for the NW were paid for by the HOA. Going forward this committee could be folded into the two general meetings held each year and incorporate some earthquake preparedness.

D. Film Committee

Bob indicated that he might need some help in getting back to the production companies. Mark Sedlander will take over Andrew’s position. Glen Friedman expressed an interest in helping (via Margaret) however Bob said he has a handle on it for the moment.

E. Cheviot Hills Tree Project

We don’t know the current status of the dead tree project. Colleen reached out to Jack in the CD5 office. Jack left a message with Urban Forestry. Colleen plans to follow up with Jack to inquire about issuing permits so as not to miss the fall planting season.

V. Committee Reports:

A. CHHOA Film Committee – see above

B. Neighborhood Watch/Security – We were supposed to write up an agreement with APS however his state license was suspended. APS has worked things out with the Franchise Tax Board. The HOA needs to provide Vernon with a list of current dues paying members. Bob Keehn will reach out to him. The HOA has used APS for 10 years. They are the least expensive security service in this neighborhood.

C. FOWLA – defer

D. Cell Tower – defer

E. Expo/Bike Path

Walavista Road Resident Jerold Steiner has been communicating with the Council Office (Jay Greenstein) and a manager from the design firm for the proposed bike lane. The estimated cost of the proposed bike lane is now over \$12 million with an estimated duration of September 2018 to September 2019. The Bureau of Engineering is currently working with a private engineering contractor for the design. If significant progress is made on the design, City staff will present it to the community perhaps as early as this fall.

F. FOO/Schools – chair still needed

VI. Public Comment

Resident Trish Bakst expressed her concern for the concrete streets and need for repair. It was suggested she reach out to Engineering, take photos and send to Joan Pelico and Jay Greenstein.

Resident Susan Irving asked for guidance on developers that violate work laws (work hours). It was suggested she go directly to Building & Safety and provide her neighbors with the phone number to B&S.

Resident Jerold Steiner suggested that the HOA ask ADT for an estimate for patrols through Cheviot. Colleen said they have provided an estimate in the past and they are cost prohibitive for the HOA.

The meeting adjourned at 8:25 p.m.