

# CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

## **Minutes for the Board Meeting Thursday, September 3, 2020 via Zoom**

Directors present: Bob Keehn (President), Jim Gilbert (Vice President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Mark Ackerman, Jamila Hasan, Steve Herman, Michael Mandel, Andrew Oelz, Greg Pulis, Brandon Reif, Mark Sedlander, Larry Tabb

Directors not present: Margaret Gillespie, Omar Tirmizi

Guests: Jennifer Caspar (resident), Jeffrey Ellis (WLAHO), Sean McMillan (WLAHO), Michael Stevenson (WLAHO), Barbara St. Thomas (resident)

### **Call to Order**

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

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

##### **A. Presentation by Sean McMillan (West LA Homeless Organization (WLAHO))**

Sean McMillan provided introductions and a background description of the program. This is a committee formed out of the Westside Neighborhood Council Homelessness Committee. This newly formed 501(c) 3 is patterned after the effective strategy in the Pacific Palisades; a dedicated outreach program. The goal is to hire outreach workers through The People Concern (TPC) to connect with the homeless in the West LA area (405 to Century City; Wilshire to National Blvd). The organization is outside of governance and private enterprise would allow for more effectiveness. Michael Stevenson from the West LA Homeless Organization walked through their proposal to address homelessness in the West LA area. Jeffrey Ellis also provided feedback about TPC. WLAHO was established to contract with a homeless service agency (TPC) to provide outreach for our region. Additionally having a task force dedicated to this area would reduce the lag time for immediate outreach. The budget is approximately \$245k most of which is to TPC. There is a small amount that is earmarked for board member liability insurance. The overhead is about 3%; all board members are volunteers. They are hoping to complete their fundraising by November. They are seeking to garner more stakeholder buy-in before approaching the larger corporations. The question came up why people wouldn't directly send money to TPC to fund this project. Barbara brought up the costs for outreach workers. Given her experience with Safe Place for Youth (SPY) she applauds the additional outreach to build trust and provide resources to the community. Mark Sedlander asked why this area doesn't just send \$100-150k directly to TPC so there wouldn't be another layer. Jeffrey said that there would be a loss of control. The board members will be involved and urged the board to take a look at the Pacific Palisades organization.

Further discussion continued with Jennifer and Barbara. Jennifer likes this proposal because it is a gateway to permanent solutions with an established organization. The budget does seem high but

further exploration and follow-up is needed. Barbara commends them for what they are doing. Barbara is worried that they may be reinventing the wheel. If there is trust for TPC, the community could go directly to them to ask what it would cost to provide this service with reports and follow up. She clearly hears the approach of 'let's all be part of the solution.' Mark S provided additional input about the amount other HOAs have contributed and that we should take a hard look at jumping on board. Steve vouched for the work that Sean McMillan has done and thinks this is the right group of folks leading the effort. A subcommittee was formed consisting of Jennifer Caspar, Steve, Margaret, Marty and Cindy. The subcommittee will meet, discuss and make a recommendation to the board before the next monthly meeting.

B. Approval of minutes for July, August

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

C. Results of voting following General Meeting

Following our general meeting we surveyed members to vote on a few items. The results are as follows: the minor amendment to the bylaws passed 42 yes; 1 no. The revised map passed with a vote of 40 to 2. Jim, Jamila, Cindy, Mike, Brandon, Mark Sedlander and Omar were re-elected to their seats. Following our general meeting we have confirmed that our officers were voted in again as last year. Bob will remain as president, Cindy will continue as Secretary, Jim as VP and Marty as treasurer.

D. APS issues – delivery of “paid” list to APS

We now have an NDA fully executed with APS. We will pass along to him the list of members that are current on their dues.

E. Board seat vacated by Cary now filled by Mark Ackerman

With board approval, Mark Ackerman will complete the remainder term for Cary Gross.

F. Cell tower issues

Jim spoke to resident Marian Natoff (Dunleer and Northvale). Her concern is the placement of these 5G towers close to resident homes. She feels strongly that other locations are less obtrusive. What Jim suggested is that we communicate with the cell companies to meet at the location and walk the area to seek out alternative locations that are less invasive to the neighbors. It would be a communication from the board to the cell companies. Once the meeting is set Jim would attend along with any other board members interested. Steve commented that some of these 5G placements are further along in the process. Bob agreed that these meetings would provide a good opportunity for neighbors to express their grievances. Mark S said that if these 5G towers are imminent, a fallback position would be a request for a more aesthetically pleasing antennae or a stealth covering of the antenna. Jim said the biggest problem with this is that the city of LA will not allow it. Cell companies are more willing to cooperate than the City. If we are talking about moving these away from residents home and seeking street lighting, it takes approval from the City as well as the Bureau of Street Lighting. If it is on a DWP pole this happens quickly. Air rights on utility pole belong to DWP and not necessarily city of LA. DWP is agnostic about this because they receive rent for these towers. Jim suggested the next steps would be to reach out to the existing companies to ask for an in person meeting. We should find out what towers are currently being designed and ready to be installed and what is planned for the future. Jim will take the lead on this.

- G. Drill site update – Most of the recent activity involves the drill site at the Doheny location. Still trying to get some type of city inspection program in place. The recent update from Councilmember Koretz was forwarded as an email blast. Scott Silver has spent an inordinate amount of time on this project and deserves credit for it. Bob will connect with Scott to express the board’s appreciation for his work on this project. Bob will consider sending out an addendum email to the community.
- H. State legislative bills  
SB1120 (duplex) failed in Sacramento. It failed on a technicality. It may reappear in the future. These duplexes will be market rate and will not solve the affordable housing issue. There was some discussion about the City Department of Planning proposed changes in the city plan. The only portion that will be impacted is the Monte Mar Vista section. The WNC will hold a special meeting on Sep 23<sup>rd</sup> to focus on changes south of Pico Blvd.

## II. SECRETARY’S REPORT/MEMBERSHIP

- A. Membership – membership currently stands at 387.
- B. CPAB update – most recent update includes ‘party houses’. The home on Putney and Northvale is on the list of homes with issues. LAPD has brought in the Planning Department for enforcement (home sharing permits). LAPD also has 2 ‘party house’ patrol cars; 2 during the weekend and 1 during the week to focus on enforcement and citations.
- C. Vista Del Mar – no update
- D. Further revision of the new Cheviot map - After the general meeting and voting there was a question/concern about 12 houses on Manning between Putney and Rountree. A long-time dues paying homeowner complained that her home was now excluded on the new map. On our original map those homes didn’t appear to be in our area. Terri Tippit provided a hand drawn map and they are not in her West of Westwood HOA area. Since our ‘Now entering Cheviot Hills’ sign and ‘APS Monitoring’ sign are placed at the intersection of Manning and Putney, a letter was passed out to the 12 houses along with copies of the original map and new map. We did not receive objection from any of the 12 homes. The cartographer updated the map to include those homes. Andrew explained that the map is tied to our bylaws, we must wait for a membership approval at the next General meeting as an amendment to the bylaws. The board unanimously passed a vote to approve the update including the additional Manning properties with the understanding that it will be brought for membership vote next year. The map approved in August will be posted to the website with an asterisk.
- E. Update regarding supplies for Rec Center/Park – Angel forwarded an email in her absence. Her update highlighted that the RVs at the park have frozen admissions into empty RVs. However as other RV sites throughout the city are demobilized, some RV residents will be transferred to the Cheviot Hills RV site. The census went up to 103 from 93. The additional update from Angel focused on Judge Carter’s order of possibly putting 25 tiny homes at the back of the park. This will really impact the park and the city needs to hold public forums to inform the community.

## III. FINANCIAL REPORT

There was no discussion about the financial report.

## IV. PUBLIC COMMENT

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The meeting adjourned at 8:45 p.m.