

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

Minutes for the Board Meeting Thursday, March 4, 2024 Griffin Club

Directors present: Bob Keehn (President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Renee Dernburg, Ellen Doyle, Margaret Gillespie, Steve Herman, Mike Mandel, Marcie Newby, Andrew Oelz, Greg Pulis

Directors not present: Jim Gilbert (Vice President), Brandon Reif, Mark Sedlander, Larry Tabb

Call to Order

The meeting was called to order at 7:04 p.m.

I. President's Report:

A. Approval of minutes for February

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

B. Door Hanger Distribution in the Neighborhood

Almost all door hangers have been distributed. Marcie asked for feedback. Not many residents answered the door. Some residents were engaged and said they would sign up. To date only 302 have paid dues (compared to approximately 314 at this point last year). Marcie suggested the full board receive a copy of the database and have board members look for their friends/neighbors for personal outreach. We should send another email to our MailChimp list. An analysis will be done comparing to last year. The first people that will be reached out to will be those that paid last year but have not yet renewed. There was discussion about considering doing automatic renewal for next year. That would require programming time and notification to membership about the change.

We need at least 200 more homeowners to pay their dues to meet the new APS patrol pricing.

C. APS revised contract

Vernon responded to Bob's email about the revised contract. Bob outlined the price increases over time. In January or February, he imposed a 3% retroactive price increase. When he responded to the new contract he bumped up the price about 21%. There was no increase for many years. In 2021, increased about 10-11% increase; 3% last year and another 3% this year. Given the level of membership, the board feels that 21% is high. We need to meet with Vernon to discuss this and work out the terms of the revision. Other comments from Vernon related to signs and the Northvale gate. Vernon wants to remove

that task from the contract. Palms Park employees say that Park Rangers were doing this at one time but due to the staff shortages, it is not being done.

Some board members said they rarely see the patrol cars in our area. The board discussed the 3% increase. A new motion carried to approve the 3% increase effective for March and moving forward. Marty was instructed to pay the extra 3% for March. Our baseline is \$3,296 and the extra 3% is \$98.88. Bob will schedule a meeting with Vernon.

D. Meeting with Mike Eveloff

Jim, Steve, and Bob met with Mike Eveloff. There were two topics of discussion. The Fox Expansion project and the Century City Neighborhood Traffic Mitigation Plan (CCNTMP, fund 47M). CCNTMP funds apparently are for traffic related projects. The Board agreed that we need to see the original documents creating the fund and the specific terms and conditions for using the funds. Steve reported that Mike said that all projects need to go through the council office and be presented to the full city council for approval. Margaret will check with CD5.

The issue of placing traffic cameras at points of ingress and egress into the neighborhood came up. Board members reviewed how the issue had been considered in the past. It remains unclear who would be monitoring them and who would have access to the information. Margaret raised the fact that the number of cars entering and exiting Cheviot Hills already is supposed to be counted and limited under the terms of the CCNTMP. As of at least 2016, however, we've been far over the limit but there hasn't been any enforcement.

E. West Pico and Rancho Park Drill Sites

The only update is that the city council wants a report from the Petroleum administrator by March 12th.

F. Resident suggestions regarding Rancho Park

Based on discussions that there being very little green space in LA and the fact that this is a high performing location, the board does not feel this is action item to take on.

G. Cheviot Hills Centennial Celebration, Sunday June 9th

A subcommittee was formed consisting of Marcie, Renee, Ellen, Steve and Cindy. The park has emailed the permit application. Cindy is exploring submitting it through the Council Office. The date was sent to scheduling for CD5, the Mayor's Office. Jonathan Weiss said he would be involved in some capacity as the local historian.

H. Community Based Housing Initiative/Regional Housing Needs Assessment (RNHA)

United Neighbors has been successful removing up zoning of R1 residential zones. The latest thing they are focusing on is Executive Directive 1...streamlining the permit process for affordable housing. Mike will share more info on what United Neighbors is advocating for.

In February 2023 Century City HOA President Sheida Ashley presented an issue with preferential parking. A state senator has sponsored a bill to limit the preferential parking within transit areas. It's working its way through the legislative process.

II. Secretary's Report/Membership

Membership – current count is 302

Elections meeting is Thursday June 6th. The following board members are up for re-election: Marty, Jim, Cindy, Mark, Ellen, Marcie, Mike and Brandon. Gigi Hughes recently retired and may be interested in joining the board.

III. Financial Report

There were no questions about the financial report.

IV. Public Comment/Other

There was a question about the trees along Pico Blvd. Urban Forestry made the assessment that 10 ficus trees were at risk and decided to remove them. They will be replaced with California Live Oak trees.

The meeting adjourned at 7:55 p.m.