

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

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

Directors present: Bob Keehn (President), Jim Gilbert (Vice President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Renee Dernburg, Ellen Doyle, Mike Mandel, Marcie Newby, Andrew Oelz, Greg Pulis

Directors not present: Margaret Gillespie, Steve Herman, Brandon Reif, Mark Sedlander, Larry Tabb

Call to Order

The meeting was called to order at 7:10 p.m.

I. President's Report:

A. Approval of minutes for March

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

B. APS revised contract

Bob and Cindy met with Vernon on a zoom call this week to discuss the contract revision. We explained that at our current level of membership, we cannot afford the price increase. He understood. He stated the large increase was for the cost of labor. His general liability cost was dramatically increased. He suggested that we might want to switch to one dedicated car broken up in 2-hour increments over a full day. He would check with LAPD SLO Chris Baker about the ideal patrol times, i.e., 7am-9am; 11am-1pm; 3pm-5pm; 7pm-9pm.

We asked him about the approximate number of private clients in the neighborhood. He thought about 40.

We suggested he add a code on his SilverTrac reporting software for HOA patrol response calls as many of the logged patrol visits are for his private clients. Based on the monthly reports, it's difficult to determine how many calls for service come from HOA clients.

There was discussion about what service we started with and what was added on over time. It is unclear exactly what we have. Bob will check his notes and verify with Vernon.

There was discussion about the need for patrol at all. Several felt that having some patrol is a selling point for the HOA. We need to continue discussing our patrol coverage.

C. CCNTMP Fund 47M

Margaret and Cindy have been trying to identify where exactly this fund 47M is located, who oversees the disbursement of funds and the agreement by which the funds can be used. Cindy reported that the according to the Controller's Office, Rose Karagezyan is the contact

person for Fund 47M. Rose told us that we must work through CD5 Office for expenditures from this fund. She reported that StreetsLA has spent about \$125K over the last two years. Margaret reached out to the CD5 Chief of Staff Gary Gero to understand what projects CD5 has approved under this fund. Gary responded that they have not programmed any funds since taking office but are looking to do so soon. We are in the process of scheduling a meeting with CD5 to let them know what our project ideas are for using these funds.

There was a fair amount of discussion on what was done in the past (traffic counts, negotiations, hiring legal counsel and traffic engineers). Previous suggestions have been to hire a traffic engineer to look at ways to slow down traffic and make our streets safer. Jim will look for the contact info of the traffic count done several years ago and will reach out to obtain estimates. The board agreed that in an upcoming meeting with CD5, we will let them know that we need a portion of Fund 47M money to do updated traffic studies of our neighborhood.

D. West Pico and Rancho Park Drill Sites

No update

E. Cheviot Hills Centennial Celebration, Sunday June 9th

A permit application was submitted to the park to use the small baseball diamond for our event on 6/9/24. We met onsite with the Park Director. There are a lot of restrictions in using that space. The subcommittee met again today and discussed changing the location to Triangle Park. Cindy will submit the application for street closure and the team will plan for music, food trucks, kid activities.

F. Pick Pico booth

Previous board discussions included having a booth at the May 19th Pick Pico Fair. Cindy signed up our HOA. The cost was \$50. We have a banner to post. Others suggested we create a card/handout to pass out to attendees.

This also happens to be the same day that Beverlywood HOA is having a community safety fair at Circle Park. They have invited neighboring communities.

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

Mike reported that the focus of United Neighbors is now on Executive Directive 1 and potential modifications to it. They have put together some proposed guidelines that they perceive to have some negative impacts. They have asked for support from local HOAs and individuals. Mike will review their guidelines.

Regarding the Planning Departments Changes to the Westside Plan, Sheida Ashley sent an email to Bob about proposed changes to our neighborhood from R1V2 to R1. Mike will review the proposed changes.

There was another email from United Neighbors about Faith based programs getting different exemptions on building. There is only one facility on Motor that may be impacted.

H. Fox Expansion

There was a Planning Dept scoping meeting 2/28. A recording can be found here:

www.youtube.com/watch?v=jjjV_wsQxXU

There was a comment period 2/14-3/14. The Draft EIR is being prepared. Once they provide notice of the Draft EIR, we will have 45 days to comment.

I. Resident suggestion re Cheviot Centennial Anniversary and HOA membership

Bob reported that a resident on Motor suggested we have our centennial celebration by closing Motor Ave and having a parade. We all discussed that it's not feasible to close a major thoroughfare.

Additionally, Realtor Partners Heather Klein and Lauren Ravitz have reached out to help increase membership. Bob will follow-up with Heather.

II. Secretary's Report/Membership

Membership – current count is 367. After the last email, only 19 residents signed up online and 9 mailed checks. Comparing 2023 data to 2024, 15.8% have renewed, 9.9% are first timers, 65.5% have never paid and 8.8 are non-renewal. The focus is to get those homeowners that paid in 2023 to pay their 2024 dues. That includes 125 homes.

We need to connect with local realtors to have them inform new homeowners about our HOA. There is a lot of traffic to our website. It is unclear which pages are most popular. Cindy will follow up with our web designer to see how we can track that data.

CPAB Meeting 3/27/24:

Sargeant Andrienne Legaspi from the Major Crimes Unit spoke about their Active Shooter training they offer to groups. Her email address is 31891@lapd.online Their program has a 2-prong approach: preventative (pre-attack) and reactive (run, hide, fight).

56% of mass shootings could have been prevented. She stressed reporting by bystanders.

There are warning signs “pathway to violence”. It starts out as violent thoughts. Preparation takes 6 months to a year. We need to disrupt the plan.

The presentation their unit offers is usually 90 minutes and she allows 30 minutes for Q&A.

The public should use the iWatch App to report suspicious behavior. iWatchLA can be found on the app store. Reports can be made online at:

<https://pubapps.lapd.lacity.org/inc/TSAR/index.html#!/en/iWatchReport.html>

PACT – Police & The Community Together

The President, Matthew Rodman reported that they are the funding arm of the West LA Station. Their website is www.lapdpact.org

The money goes toward training, equipment, internet at the station, cell phones for special units. They recently renovated the roll call room and the station gym.

Captain Rich Gabaldon reported that West LA is #1 in the reduction of violent crimes (down 20% compared to this time last year). Aggravated Assaults are down 33%. Burglaries are down 3.2%. Grand Theft Autos are down 27.6%. Theft is down 2.8%.

LAPD is still 600 officers short of where they should be. West LA is slated for 250 officers. They only have 220 but deploy 205 due to injuries/vacations, etc. This affects response times for non-emergency calls.

Our SLO Chris Baker said that his area is the only basic car area that is down in all categories. He applauded a few of the daytime officers that patrol our area and the nighttime officers. He said that West LA has used the license plate reader cameras to solve crimes (stolen cars) and encouraged other neighborhoods to consider adding these cameras.

Bike Path- In March the City Council voted to acquire an easement at 3195 Motor Ave to close one of the route's gaps in Cheviot Hills.

Other outreach from residents – Residents have reached out about help with Street Light outages (Anchor Ave); Debris piles on the Golf Course; inquiry about group homes in the neighborhood.

III. Financial Report

There were no questions about the financial report.

IV. Public Comment/Other

None

The meeting adjourned at 8:20 p.m.