

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

Minutes for the Board Meeting

July 9, 2024

Griffin Club

Directors present: Bob Keehn (President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Renee Dernburg, Ellen Doyle, Marcie Newby, Greg Pulis, Mark Sedlander (via telephone)

Directors not present: Jim Gilbert (Vice President), Gigi Decavalles-Hughes, Margaret Gillespie, Steve Herman, Mike Mandel, Andrew Oelz, Larry Tabb

Guests: Yoni Rosenzweig, Mat Grubman

Call to Order

The meeting was called to order at 7:00 p.m.

I. President's Report:

A. Officer elections for 2024-2025

A motion passed unanimously that Bob will continue as President, Jim will continue as Vice-President, Cindy will continue as Secretary and Marty will continue as Treasurer.

B. Approval of minutes for May & June

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

C. APS contract

Bob is going to connect with Yvette, the bookkeeper at APS to confirm what we are currently paying for.

D. CCNTMP Fund 47M

We are trying to get funds to do a traffic study. Jim was designated the point person to come up with a proposal with our needs. Bob will reach out to Jim to discuss the plan. The last communication from CD5 included a breakdown of the funds and the link to elements of the NTMP.

E. Fox Expansion

No update

F. Cheviot Hills Centennial Celebration, Sunday June 9th

Marcie gave the report about the event. It was a huge success. It brought the community together. We estimate that throughout the day we had 400-500 people attend.

Marcie thinks this drove some membership numbers. Between June 9th and 11th we had 19 members sign up. As far as income/expenses, we raised \$21,500. We have a little leftover money that we need to hold for city expenses yet to be determined. Marty brought a copy of the recent Ben Lee newsletter that had a nice write up on the event.

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

The last update from Mike indicated that there was some pushback from groups regarding single family neighborhoods being removed in the Housing Element plan. Both Mayor Bass and Councilwoman Katy Yaroslavsky are in favor of preserving single family neighborhoods. We will have a further update next month.

H. Westside Draft Plan

A small group had a call in early May with the Planning Department about the draft Westside Plan Update. We had several questions that they could not answer. We have sent follow up emails and have not heard back. We need to better understand the proposed changes, why they are being made and how best to inform our community. We would like to have Gigi participate in this topic given her background in Urban Planning.

I. Drill Site Update

Councilwoman Katy Yaroslavsky who chairs the Council's Energy and Environment Committee made a motion that the expired pipeline agreement, which the Doheny pipeline operates under, be terminated altogether. Her committee passed this unanimously on June 28th. It needs to go to a full Council vote when the summer recess ends in July.

J. Anchor/Krim lot split

Bob told Joanne Jackson (Krim resident) in early June after considerable board discussion this matter was not something our HOA could take a position on, for or against. Bob said that he would put together a list of our reasoning and send that to Joanne.

II. Secretary's Report/Membership

Membership – current count is 455. Some of this increase has been due to an increase in crime.

Neighborhood Watch: We have had a lot of burglaries. LAPD is making headway. They are continuing with undercover operations. SLO Chris Baker will be releasing an updated report. Residents are on alert. We have more block captains that have signed up especially after our Safety Zoom with the Community.

Flock Safety Cameras: A small group in the neighborhood had a call with Flock Safety to discuss their cameras. Each camera is \$2,500 per camera per year. There is an initial installation cost of \$650 but they can work to reduce this cost. There are bundle discounts for ingress/egress but no volume discounts. They can only be installed on private property, not the parkway. They are solar powered. It uses a cellular connection (not affected by wifi jammers that some suspects use to deactivate wifi cameras).

Chris Baker was asked how he accesses the data from Beverlywood cameras. He said The FLOCK system feeds information to the law enforcement portal, providing officers with immediate notifications. These notifications, indicating the location and time of incidents, have been highly successful in Santa Monica, Beverlywood and Beverly Hills. They have made over 20 arrests in Beverlywood alone. The portal integrates data not only from FLOCK cameras but also from the License Plate Readers (LPR) installed on police vehicles.

There are two ways in which the data is used:

1. Hot List Alert – passing by a Flock camera – sends an alert to LAPD
2. After a Crime is committed – conduct a search of the data for particular cars. Detectives are using this data more.

There was discussion about what Beverly Hills does. There is conflicting data on its efficacy. They do act as a deterrent. There are privacy concerns about who accesses this data. There was a recent LA Times article about violation of privacy rights.

There was further discussion about the plan to add license plate readers in the past that got hung up in the city attorney's office. Cindy will follow up with Mike Eveloff to see what FOWLA's plan is moving forward.

Ideas to consider: block by block vs a larger HOA coverage. Possible funding: fundraising campaign, matching grants, approach Fox, could traffic mitigation funds be used for this?

III. Financial Report

There was one minor question about an expense being miscategorized. It has since been corrected.

IV. Public Comment/Other

Yoni Rosenzweig brought forth the idea about updating Triangle Park. He lives nearby and wants to start a process. There is grant money available. CD5 would like to have community support for this effort. He suggested 3 categories: Safety; Accessibility for strollers/mobility ramps; and Design – path/benches. He suggested Irving Schacter Park and Circle Park as design comparable. Cindy will put Yoni in touch with another resident that reached out. He wants to come back to us with a proposal.

Mat Grubman provided feedback to our board to suggest ways in which we could improve marketing our HOA to the community. Membership has historically been declining, some neighbors have expressed concern for APS patrol. What does APS do for dues paying members without a private contract? His concern for the community is public safety. He is happy to come back and provide ideas.

The meeting adjourned at 8:20 p.m.