

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

Minutes for the Board Meeting September 5, Griffin Club

Directors present: Bob Keehn (President), Jim Gilbert (Vice President), Cindy Kane (Secretary), Gigi Decavalles-Hughes, Renee Dernburg, Ellen Doyle, Margaret Gillespie, Steve Herman, Mike Mandel, Marcie Newby, Andrew Oelz, Greg Pulis, Mark Sedlander, Larry Tabb

Directors not present: Marty Bischoff (Treasurer)

Guests: Laura Alexander, Mat Grubman, Dawn Liguori, John Mackel, Lauren Ravitz, Carla & Ryan Stanton

Call to Order

The meeting was called to order at 7:08 p.m.

I. President's Report:

A. Approval of minutes for August

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

B. APS contract

Bob reported that he has reached out to the APS bookkeeper to confirm what the HOA is paying for and the break schedule of the patrol officers. The bookkeeper forwarded the email to Vernon to address the question. Bob is waiting for a reply from Vernon. Some board members & residents commented that Vernon has not been very responsive on his follow through for estimates or request for service. Cindy will follow up with Vernon.

C. CCNTMP Fund 47M

Jim provided some background on the CCTMP 47M fund. The Council Office replied to our query about possibly using some of the 47M funds to support cameras. Cindy had a conversation with the lead board member of Melrose Action, Peter Nichols. He provided a lot of good advice. Their website www.melroseaction.org has a lot of detailed information regarding ALPR (Automated License Plate Recognition) cameras. Discussions on funding options to install ALPR cameras included: Using leftover 'Fund 47' money designated for traffic mitigation; Fundraising efforts within the community; Potentially involving neighboring HOAs and; Forming a 501(c)(3) organization to facilitate tax-deductible donations.

Key points regarding ALPR cameras: LAPD recommends 10-20 cameras at strategic locations in the area. The cost is around \$2,500 per camera per year through Flock Safety. Cameras must be mounted on private property. We are waiting for the quote from Motorola.

These cameras can go on city poles. Data from ALPR cameras is shared with LAPD for crime prevention/solving.

Action items include: Look into forming a 501(c)(3) and legal requirements; Conduct a survey to gauge community interest in donating; Coordinate with neighboring HOAs like California Country Club Estates; Set up a committee to develop a budget and fundraising plan.

A motion carried to earmark up to \$1,000 as a retainer fee for a non-profit attorney.

D. Fox Expansion

No update

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

The latest round of public comment has closed. The Planning Commission will review the comments and generate a new draft on September 26. The contents in the new draft will determine what the next steps we will need to take.

F. Westside Draft Plan

The Westside Plan is in the process of being updated. We were notified by a neighboring community that our R1V2 designation was being downzoned to R1 is the draft version. We scheduled a call with the Department of Planning. This call included some CHHOA board members, California Country Club and Beverlywood to understand the proposed changes. The two planners on the call could not answer any of our questions or explain why this zoning change was taking place. We followed up a couple of times. Melissa Lim finally wrote back that this would be a lot of work and that examples wouldn't be available until sometime in 2025. Cindy reached out to Chris Galindo, the Planning Department of Government Relations. He was provided with a little background. We asked him to find out why this change is proposed in the draft. We will follow up in a couple of months to give him time to research this matter.

G. Drill Site Update

Bob reported that the termination of the franchise agreement for West Pico hasn't been brought to the full city council because CD5 is negotiating with the operator of the site on a number of points, including basically shutting the site down altogether and capping all 57 wells. It is still a work in progress.

H. Anchor/Krim lot split

Bob sent a note to Joanne Jackson (Krim resident) that due to the unique situation of the lots and their development history, the HOA could not take a position for or against the lot split. We didn't have a concern that this lot split would set a bad precedent for the neighborhood.

II. Secretary's Report/Membership

Membership – current count is 487.

LADWP - a few years ago, Cheviot Hills was having numerous blackouts. At that time we reached out to LADWP. They launched an investigation and as a result of that, they actually committed approximately \$5 million dollars to upgrade our transformers, the cables, everything that supports the power in the neighborhood. That project has been advancing as the years go by. There was an outage in July and we inquired if it was related to the upgrades. They said, no, it was caused by a failed circuit breaker at substation DS -76, affecting a large area. LADWP

said their primary focus for Cheviot Hills has been on improving the reliability of the distribution system. In April of 2023, they replaced over 1,300 feet of aged underground cable, and an additional 4,800 feet is currently being replaced. To accommodate the system growth, they are also starting re-conducting projects: 2,500 feet of underground cable is currently under construction. LADWP is continuing to improve the situation in our neighborhood. The increased square footage of homes and the demand for power put a lot of drain on the existing infrastructure.

Coffee with a Cop Cindy notified the board that the Griffin Club would be allowing use of the Cheviot Room for our event. We will have to pay for coffee (at a cost of \$2 per person) as well as three hours of valet parking. Cindy will cover the cost and submit receipts for reimbursement.

III. Financial Report

In Marty's absence there was no discussion on the financial report.

IV. Public Comment/Other

Marcie reminded the board that we should still consider rebranding our HOA to Cheviot Hills Neighborhood Association.

John Mackel brought up the issue with fruit stand vendors. Several have shown up in the neighborhood. He said they are unlicensed, unpermitted and use unsanitary practices. Cindy previously provided him a link to report it to the Public Health Department.

The meeting adjourned at 8:17 p.m.