

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

Minutes for the Board Meeting October 7, Griffin Club

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

Directors not present: Jim Gilbert (Vice President), Gigi Decavalles-Hughes, Ellen Doyle

Guests: Mat Grubman, Brian Rosenstein

Call to Order

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

I. President's Report:

A. Approval of minutes for September

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

B. APS contract

No response from Vernon although he has been out on bereavement leave.

C. Possible rebranding of CHHOA ("Cheviot Hills Neighborhood Association")

The board discussed the possibility of rebranding from the current "Cheviot Hills Home Owners' Association" (CHHOA) to "Cheviot Hills Neighborhood Association" to avoid negative connotations associated with the term 'Home Owners' Association.' The proposed name change would require filing a 'Doing Business As' (DBA) form with the state and notifying the bank. Renee offered to follow up on the necessary steps we need to take should the decision be to move forward. The rebranding aims to improve the association's public perception and inclusivity.

D. Dues Increase for 2025

The board deliberated on the possibility of increasing membership dues from the current \$100 per year. Proposed options included raising the dues to \$150 or \$200 to support the ALPR camera initiative and other security measures. Concerns were raised about the potential impact on membership numbers and the timing of the increase relative to the camera fundraising efforts. The decision was deferred to the next meeting, with a plan to gauge community sentiment and revisit the topic.

E. ALPR Cameras

The primary focus of the meeting was the ALPR camera initiative in collaboration with the

LAPD and Motorola. Cindy provided the background to the board why the decision was made to switch from Flock Safety to Motorola. The steering committee (Cindy, Mike and Margaret) agreed to go through the Los Angeles Police Foundation, a 501(c)(3) for fundraising. The plan involves installing 17 cameras at 11 locations, with 11 cameras funded by the community (including California Country Club and a few surrounding streets) and the remaining 6 funded by the LAPD and a private family foundation. The cameras would be hardwired and provide real-time data to the LAPD, aiding in crime prevention and investigation. The total project cost is \$184,000, which the association aims to raise through community donations. Discussions included strategies for fundraising, potential contributions from neighboring communities and businesses, and the integration of the camera system with existing security measures.

F. CCNTMP Fund 47M

In September Cindy had a call with George Hakopiants, director in charge of overseeing fund 47M (CCNTMP) for CD5. He agreed that \$20k is not unreasonable for our camera initiative. He said he needed to verify that this is an approved expense. He came back and said that it is not an approved expenditure because it doesn't tie into traffic mitigation. We modified our letter to Fox to address traffic mitigation and will go back to CD5.

Jim was going to be contacting a traffic engineer about doing an updated traffic study. Perhaps a traffic engineer could provide us some sort of letter of support that these ALPR cameras would be great for traffic mitigation with supporting evidence. Once the cameras are deployed, we could file a Freedom of Information Act to gain that access to the traffic count data.

G. Fox Expansion

No update although Fox will be contacted regarding their participation in the ALPR Camera Fundraising Initiative.

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

The latest draft of the proposed housing element has been approved and is being sent to the Planning and Land Use Committee. It is not clear when they're going to vote on it, but the current draft is what we support.

I. Westside Draft Plan

No update other than the Westside Neighborhood Council is going to ask the Planning Department to stop the forward motion of the draft until the Housing Element piece is finalized.

J. Drill Site Update

Bob said there is nothing new to report. The negotiations to cap the wells at the West Pico site are ongoing. If it doesn't work out, then Katy will move forward with her motion to terminate the franchise agreement altogether.

K. Anchor/Krim lot split

We received notification that the Anchor/Krim residents are appealing the lot split. The appeal will be heard by the West LA Area Planning Commission.

L. Triangle Park Upgrade

Marcie reported on a group of people in the neighborhood that want to do some landscaping at Triangle Park (border with a couple of gate entrances and a few benches). They have started the process by reaching out to City Park & Rec. There is a form to complete but they need to have a design to submit. They are looking for a landscape designer in the neighborhood that can do pro-bono work. Mat Grubman provided Marcie with a name. Once they have the design, they will submit the proposal to the city. They plan to get funding from the city. If that effort fails, they may do a fundraiser. Cindy will forward the contact info of the nearby resident that came to a prior meeting.

II. Secretary's Report/Membership

Membership – current count is 511.

III. Financial Report

There were no questions about the financial report.

IV. Public Comment/Other

Glenn Friedman reached out to Bob about a project that dates back to 2010 to erect a fence as high as 80 feet around the golf course. It looks like the golf course is replacing some fencing. This topic is on the agenda at the next Westside Neighborhood Council meeting. Margaret will follow up with Glen.

Steve addressed the Golf Course Clubhouse upgrades that have stalled. He has drafted a letter to CD5 to ask for a formal report on the abandoned clubhouse. Cindy reported that in July Lisa Morocco (business seat for WNC) said the project manager was bringing regular updates to their monthly meetings. In their May meeting the project manager mentioned unforeseen setbacks but they expect to get back on track in August.

Guest Brian Rosenstein brought up the issue about Rob Bonta (Attorney General of California) basically threatening the LA City Council that if they don't adjust their district lines, he's going to take essentially legal action against them. A group called MALDEF, which is the legal counsel for Latinos, filed a litigation complaint alleging that there was insufficient Latino representation in the districts. The map that MALDEF was working with changes our representation from CD5 to CD11 (Traci Park).

Margaret replied that she was the WNC rep for the last redistricting process. She implied that it is highly unlikely that this legal action will proceed. There is a measure on ballot now for an independent redistricting process.

The meeting adjourned at 8:15 p.m.