

Cheviot Hills Homeowners Association

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

Minutes of the Board of Directors Meeting, Thursday, July 14, 2005, 7:30PM

Robert Simon called the meeting to order at 7:34 PM. Directors present were: Steve Andelin, Stacy Antler, Carol Bahoric, Pam Bentz, Jeff Berman, Michael Beugg, Peter Glassman, Alisa Griner, Kevin Hughes, Tony Padilla, Greg Pulis Scott Schomer, Robert J. Simon, and Jonathan Weiss

Robert Simon conducted the meeting. The board introduced itself. Approximately 35 homeowners attended the meeting.

1. Introduction and Statement

Robert Simon made a statement regarding election of new board. He said he'd been researching ethical rules for such groups. He proposed that the board subscribe to ethical rules and guidelines which he read aloud. Robert Simon moved to apply such guidelines; Jonathan Weiss seconded. Weiss moved to table the motion. Motion to table carried.

Robert Simon explained Rules for participation (which were at top of the printed agenda): Rules of order for first meeting: The meeting chair will recognize speakers from both the Board and the general membership who attend. Others are asked to refrain from speaking so that order can be maintained and the meeting run smoothly. Those requesting the floor should raise their hand to be recognized. There will be no participation of general members (visitors) in the election of Board Officers as this is not permitted by the current by-laws. Visitors may participate in general discussion of other items to be voted upon, however they may not vote.

2. Review of election results

Robert Simon brought the ballots and the proxies from the General Meeting of June 22, 2005. He said that there was a difference of approximately 100 votes between the nominee who received the fewest votes among the first 15 and the next highest nominee. Absentee ballots that were mailed back were brought to the election in a sealed envelope by the person who collects mail for the board. Stan Arcader (who attended the meeting as a guest) said he brought proxies to the

election that had been left in his mailbox. He hadn't looked at the names. He stated that he had turned those in and walked away. Robert responded that those votes would not have been counted unless they were exchanged for official ballots. He added that they would not have affected the outcome of the election unless there were over 100. There were 152 absentee ballots received with membership dues. Total membership is approximately 500, including dues received by mail and dues received at the General Meeting. It was agreed that a review of the ballot count could be done by Stan under appropriate circumstances.

3. Election of Board Officers – President, Vice President, Secretary, Treasurer

Jonathan Weiss read the description in the bylaws of job duties for President, Vice President, Secretary, and Treasurer.

Nominations for Officers were entertained:

Daniel Gryczman complained about not getting information about the meeting. Board members responded.

Moved, seconded and decided that there would be written ballot. Moved, seconded and decided that those counting the ballots would announce only who won, not the count. Peter Glassman and Michael Beugg each counted the ballots.

a) President

Kevin Hughes and Robert Simon were nominated and seconded. Kevin Hughes was elected.

b) Vice-president

Robert Simon, Greg Pulis and Tony Padilla were nominated. Robert Simon and Tony Padilla declined.

Greg Pulis was elected.

c) Treasurer

Robert Simon and Michael Beugg were nominated. Robert Simon declined.

Michael Beugg was elected.

d) Secretary

Robert Simon and Jonathan Weiss were nominated. Robert Simon declined.

Jonathan Weiss was elected.

4. Communications: Web site, Newsletter, e-mail list

Kevin proposed a communications committee. He stated that someone needs to take over the website, we need a quarterly newsletter, and we need an e-mail list. There was general discussion. A member asked about posting the minutes on the website. Kevin stated that the previous board had agreed that minutes could be posted after they had been approved by the board, with exception of confidential matters. A member also asked about posting financial information. Discussed. Carol Bahoric moved that we table financial discussion. Seconded. Carried.

5. Committee assignments:

Kevin discussed the need for committees and that he would appoint committee chairs. The board discussed or proposed the following committees:

- a) Traffic/transportation
- b) Architectural preservation, i.e., homes built to code. Greg said this has been known as the "Code Compliance Committee."
- c) Soundwall. Kevin reported that a partial soundwall has been approved. Tony Padilla will remain chair.
- d) Neighborhood Council/Westside Federation. We haven't had an official committee; however, Stacy Antler has been a member of the Westside Neighborhood Council and has been reporting to the board on its activities. She will continue in this role.
- e) Airport. Santa Monica Airport runs jets over neighborhood. Art Naselow, former board member, was chair.
- f) Police and Fire – Community Watch. Liaison with police and fire.
- g) Trees.
- h) Communications.

- i) Road conditions. Proposed by Lois McGinnis, a community member. Kevin asked her to chair.
- j) Block captains. Community relations. Emergency preparedness proposed by Alisa. Stacy has also been active in this area.
- k) Block parties could be part of another committee.
- l) Membership committee.
- m) Schools, libraries and parks proposed by Carol Bahoric.
- n) Budget committee – Michael Beugg said he needs help in this area as Treasurer.
- o) Bylaws.
- p) Community relations committee (for communicating with brother/sister groups).

Steve moved that each committee first do a mission statement for approval of the board. Not seconded.

6. New Business

- a) Jonathan moved to get parliamentarian to train us in Robert's Rules. Seconded and carried.
- b) Councilman Jack Weiss is meeting with board, meet and greet breakfast at Junior's on July 20th.
- c) Kevin's neighbor reported increase in homeless population on Pico between Beverly Glen and Westwood reported to him. Member also said there is problem under the Motor bridge. Members Bob & Barbara Klein volunteered to walk around and assess and do outreach with regard to homeless and service centers.
- d) Member brought drawings for median strips on Manning Avenue. He doesn't know where they came from. Robert Simon asked Lucie Bava if they were in conformance with phase 2 of the Neighborhood Traffic Mitigation Plan (NTMP). She stated that she had not reviewed these drawings and thus could not comment. A brief discussion concerning upkeep of landscaping for the proposed medians in the NTMP was held. It was noted that the City has committed only maintaining the landscaping for a year and after that the neighborhood becomes responsible.

- e) Gate at Palms Park bridge. The board considered a letter complaining that the homeowners near the park, not the association, are paying to close and lock the gate each evening. They suggested that since they pay \$35 to do this per year, they should not also have to pay dues to the Association. This matter was tabled until Carol can investigate and give a report.

Moved to adjourn. 9:55 p.m. Seconded and passed.

Approved by the Board August 3, 2005