

Cheviot Hills Homeowners' Association

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

Minutes for the Board of Directors Meeting, Wednesday, December 7, 2005

Directors present were: Steve Andelin, Stacy Antler, Pam Bentz, Jeff Berman, Michael Beugg, Peter Glassman, Alisa Griner, Kevin Hughes (president), Tony Padilla Greg Pulis (vice president), Scott Schomer, Robert Simon, and Jonathan Weiss (secretary).

Directors not present were: Carol Bahoric and Abby Kuppin.

Approximately ten other members present.

Call to Order

Kevin Hughes called the meeting to order at 7:43 p.m.

Speaker Cards

Kevin informed attendees that they could indicate which agenda item they would like to speak about, or whether they instead would like to speak during the Public Comment period to begin the meeting. Each guest who wished to speak would be given two minutes and would only be allowed to speak once. No exceptions, and no one could defer their two minutes to another. The meeting would adjourn at 9:30 p.m., and if the agenda was completed before then, the remainder of the time would be used for questions and answers, in which all could participate, regardless of whether they had already spoken during the meeting.

Public Comment Period

Speaker cards were collected and public comments are heard.

1. Previous Minutes

Minutes from the November 2005 meeting were approved.

2. President's Report

Kevin reported on dinner with executive committee ("Ex-Comm") of California Country Club (CCC). Agenda included library, repairing uneven sidewalks, tree trimming, security patrols. CCC has mandatory dues and can, e.g., require all members to pay for security patrols. Meeting was get to know. Acknowledged disagreement on a traffic issue, and agreed they could work together on other issues.

Received Draft St. Regis Environmental Impact Review (EIR).

Received letter from Councilman Jack Weiss regarding meeting re traffic and re additional right turn lane.

Received member comments and e-mail regarding traffic mitigations. Split pro and con on additional right turn lane.

3. Treasurer's report

Report presented by Kevin. Net income [REDACTED]. Assets [REDACTED].

Report of Standing or Special Committees

4) *Sound Wall* (Tony Padilla)

MTA board allocated additional money for 600-foot extension of sound wall spanning three sections of the sound wall. Completion by mid-June.

5) *Community Relations* (Jonathan Weiss & Peter Glassman)

Motion to and open bulletin board to all members (i.e., to non-paying residents) for posting. Carried.

Motion to authorize \$700 for database. Carried.

Membership card/merchant discount. Carried.

6) *Code Compliance* (Jeff Berman)

Building & Safety has been answering within 24-48 hours. Complaints about Sunday work, houses too big, trash.

Committee would like to explore two things, assuming board against mega-houses:

1) Problem with Modifications. If someone violates Code a little bit, Building & Safety gives modification. E.g., set back built an inch too big. Builders appear to get more modifications than homeowners.

2) See if can protect the Aiken houses. Can protect with or without homeowners

3) If CHHA can get about 75% of 1400 members to sign document, Councilmember Weiss would pursue special rule changing rules on height, setbacks. Could have rules, e.g., about three story houses, subterranean garages, larger setbacks.

7) *Trees & Streets* (Pam Bentz)
No report.

8) *By-laws* (Glen Friedman & Art Naselow)

Memo distributed to Board and posted on website presenting pros and cons on the four issues, as follows:

1. Does the association wish to have membership open to renters of property?

2. As currently drafted a quorum is set at 30% of voting power which includes both in person and proxy voters. Does the Board agree with the 30%? Dependent on proxy issue...

3. Proxies:

a) No proxies shall be permitted

b) No proxies, but write- in votes shall be permitted, such write ins to be sent to the Secretary of the Association. The Secretary shall not open or count such write-ins. Counting is dealt with in the Section dealing with elections.

c) Proxies may be assigned to an agent by the person authorized to vote by a written proxy executed by such person and filed with the secretary of the Association. Write in votes shall be permitted.

4. Terms of office for the Board of Directors:

- a) One year
- b) Two years
- c) Three years with staggered terms. Only 1/3 will be up for reelection each year.

Motion made and carried to present the four issues to the general membership. Glen Friedman would prepare proposed bylaws with all of the alternatives and present it to the board.

9) *Schools, Parks & Library* (Carol Bahoric)

Palms Park bridge gate – ADT will continue to charge \$800. Would waive fee if they were formally endorsed as the official security company of the neighborhood.

10) *Police and Fire Liaison* (Alisa Griner)

House at corner of Rountree and Northvale. Alarm was tripped, alarm company found drugs, money, guns and ammunition and called police.

Eighty four people opted in to get the crime blog. Seven have signed up as block captains.

Homeless person was living under I-10 Freeway overpass on Motor Avenue. Stan Arcader called police and he is gone.

“Got Junk” ad vehicles are parked near the Overland School. Alisa has e-mailed Senior Lead Officer Mario Gonzalez to find out what HOA can do.

11) *Traffic*. (Greg Pulis & Robert Simon)

Greg reported.

Hearing on Century City Neighborhood Traffic Management Plan (CCNTMP) resolution re additional right turn Motor northbound.

The Board met with Jack Weiss re same after some board members had breakfast with Latham & Watkins attorneys regarding the St. Regis Project EIR. The Board respectfully disagreed with Jack Weiss. A number of

members and both traffic chairs went to the hearing. Weiss will be moving forward with Phase II of NTMP.

Board needs to address EIRs on Constellation Park and 2055 Avenue of the Stars (one is the St. Regis). 10131 Constellation needs response within 30 days.

Motion to authorize Greg to send EIRs send to consultants and to take into account board's directions to consult with other concerned homeowners associations. Carried.

Motion to have lawyer send letter to Wendy Gruel asking her to continue the motion. Did not carry.

Unfinished business

No unfinished business was addressed.

- 12) *Dues contest.*
- 13) *Palms Park bridge.*
- 14) *Parliamentarian*
- 15) *Conflict of Interest Statement (Peter)*

New Business

No new business was addressed.

- 16) *Cell Phone Towers (Steve)*
- 17) *BHCC "Yellow Book" sponsorship*
- 18) *Light Rail*

Establishing a committee. Nominating a chairperson.

Meeting adjourned at about 9:45 p.m.