

# CHEVIOT HILLS HOMEOWNERS' ASSOCIATION

**P.O. Box 64458, Los Angeles, CA 90064**    [www.cheviot hills.org](http://www.cheviot hills.org)

## **Minutes for the Board Meeting Thursday, July 5, 2018**

Directors present: Bob Keehn (President), Jim Gilbert (Vice President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Margaret Gillespie, Jamila Hasan, Steve Herman, Andrew Oelz, Greg Pulis, Brandon Reif, Mark Sedlander

Directors not present: Cary Gross, Michael Mandel, Larry Tabb, Omar Tirmizi

Guests: Sr Lead Officer Christopher Baker, Colleen Mason Heller, Jerold Steiner

### **Call to Order**

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

#### **I. President's Report:**

A. Crime/Security Issues and Community Meeting - Senior Lead Officer Christopher Baker attended our meeting ahead of the Community Crime & Safety meeting this coming Tuesday. He provided background on his service with LAPD; 11 years, experience with patrol and undercover narcotics. He took over this position when Officer Mario Gonzales left WLA Police Dept. He covers the area defined as 895, the largest LAPD-defined residential area in Los Angeles. He recently had the Department of Justice run a crime analysis for this area. The year to date burglary count (Jan 1-June 11) was 22. Since June 11 there have been 2 more burglaries in the area (1 at Vista Del Mar and 1 at the apartment complex on Manning). Property Crimes are up as a whole (up 15 compared to last year). Most of the crime occurs during the daylight hours. Officer Baker is aware of our partnership with APS. He said that they are a deterrent to crime and are good witnesses.

The concern for this area (which takes up 80-90% of the resources) is Vista Del Mar, a private, state-contracted facility that handles youth, some with mental health issues. Response calls to Vista Del Mar are up 478%. These calls are considered critical. On average LAPD receives 6 calls per night. As a result, that patrol car is out of service. LAPD is aware that some of the young adults housed at Vista Del Mar are linked to crimes in the area. Officer Baker suggested we work collaboratively with Vista Del Mar to address these concerns.

B. Election of Officers for 2018-2019 - Bob agreed to continue in the current role as President. He nominated Jim Gilbert for the Vice President position. Marty Bischoff agreed to continue as Treasurer and Cindy Kane agreed to serve as Secretary for one more year. A motion was made and approved to accept the slate for a one year term.

- C. Consideration of New Board Member - At the general meeting in June Jamila Hasan expressed an interest in running for the last remaining seat however voting had already begun taking place. She provided a brief bio on her professional and community career and her desire to be an active participant on the board. She was unanimously voted into the last seat as a two year term.
- D. Review/Approval of June Minutes - The June minutes were reviewed and approved.
- E. Bike Path – An open house was held last month by The City's Department of Transportation, Department of Public Works, Bureau of Engineering and representatives from CD5, to provide updates on the design progress for the Expo-Northvale Bicycle Path (Project). The design plans were posted. Residents were asked to vote on one of two types of fencing for the Dunleer to Putney segment. The schematic for the Motor Ave to Dunleer segment included an ingress/egress at Walavista Road. The board made a decision to submit a formal letter to the DOT engineer, Charlie Ho expressing our vote for design option 2, lighting that is sensitive to the neighboring homes, our opposition to an opening at Walavista Ave, and discouraging any pedestrian amenities (benches).
- F. Cheviot Zoning Update - Colleen provided an update on the Cheviot Zoning. Pursuant to the Records Act Request, she received the results of the CD5 survey. Of the 285 Council Office surveys returned, 140 were in favor of R1V2 and 132 were in favor of BMO, 13 were not counted (split vote, marked no choice). She provided further results which included online surveys. She expressed her dissatisfaction with the council office in how they handled this community issue.
- G. APS Status/NDA – Bob stated that he needs to follow up with Vernon to see what changes are being made to the NDA sent in March. There was discussion regarding the surplus of cash in our account. A motion was carried to hire another ½ car for 6 months. Bob will follow-up with APS to see if they have the available staffing and to inquire about the costs.
- H. Bylaws Revision – A motion was carried to engage Neuland Whitney law firm in a retainer (no more than \$3,000) to review the proposed changes to the bylaws.
- I. Cheviot Hills Park – Steve noted that the park has fenced off the fields within the baseball area for reseeded.
- J. Pico Upzoning – Margaret provided the update: The huge improvements of the Plan amendment in our area are that Pico Blvd. will be limited 45-50 feet high, with tiered rear set backs if adjacent to R1, instead of 75-plus with no tiered set back. Also, we will have the option of building more commercial/work place density instead of all multifamily housing. The substandard size "garden lots" lining Exposition Blvd will remain R2 (single or duplex housing) instead of being replaced with apartment buildings with no parking requirement

K. Palms Park/Library “Redistricting” – Colleen provided background that the Palms Neighborhood Council wants some say in what happens in Palms Park and are petitioning to share the boundaries with the Westside Neighborhood Council including the freeway embankment through Cheviot Hills. WNC has a long-standing history of supporting the park and library. A motion was carried to provide a letter of support with the WNC position.

L. Rancho Park Gas Flare – no update

M. Membership Dues – Brandon made a case to increase dues. The majority of board members present expressed the desire to do some research of other area HOA dues and to try canvassing the neighborhood to increase membership participation.

## **II. SECRETARY’S REPORT/MEMBERSHIP**

Membership currently stands at 428.

## **III. FINANCIAL REPORT**

There was discussion about using funds to increase APS patrol an additional 4 hours per day.

## **IV. OTHER BUSINESS**

- A. Landscaping of medians – Jim stated that he is identifying priority medians needing attention.
- B. Neighborhood filming – currently slowed down
- C. Cheviot Hills Tree Project – Bob
- D. Neighborhood Watch/security – no update
- E. F.O.W.L.A.– no update
- F. FOO/schools – need a new school rep from the board
- G. SB 827 (transit zone densification issue) - legislation was voted down but the bill’s author, Sen. Scott Weiner plans to revise then reintroduce it next year.
- H. Stan Arcader agenda items from April – trees were trimmed.

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The meeting adjourned at 9:05 p.m.