

# CHEVIOT HILLS HOMEOWNERS' ASSOCIATION

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

## **Minutes for the General Meeting Tuesday, June 12, 2018**

Directors present: Bob Keehn (President), Colleen Mason Heller (Vice President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Jim Gilbert, Margaret Gillespie, Cary Gross, Andrew Oelz, Greg Pulis, Mark Sedlander

Directors not present: Catherine Gerst, Steve Herman, Michael Mandel, Brad Matthew, Larry Tabb

Guests: Jack Sripoona (Deputy, CD5 representative), Parliamentarian James Stewart and various neighborhood residents

### **Call to Order**

The meeting was called to order at 7:00 p.m.

#### **I. Welcome Remarks:**

Board business was conducted prior to the official start of the meeting. The May meeting minutes were approved. Andrew Oelz stated that he received a preliminary estimate to have our draft bylaws reviewed by attorney Les Klinger of Kopple, Klinger & Elbaz. A motion was carried to have Bob and Andrew review and authorize a retainer agreement.

Neighborhood guests were welcomed and informed that the primary purpose of the meeting were the annual elections.

#### **II. Speaker (LAPD Officer Baker):**

Officer Baker did not show up. It was unclear if he was handling an emergency.

#### **III. Speaker (Jack Sripoona, CD5)**

Deputy Sripoona addressed the following community concerns:

- A. AirBnB/VRBO – The Council is regulating short term rentals; limiting to 120 days per year. This is in an effort to address “party” house issues.
- B. Medians – Currently working with Public Works to fix them. The previous contractor walked off the job. The new contractor is working on repairing the medians. Jack is collaborating with Jim Gilbert to see if traffic funds from Century City can be used for replanting.
- C. Gas Flare – Hillcrest Beverly Oil Company wants to install a gas flare burner in Rancho Park. The Councilman is opposed to having a burner in the neighborhood. The company is evaluating alternatives. They have requested an extension of the public comment period until July 11<sup>th</sup>.

D. Pico Up-Zoning – Councilman Koretz has worked to limit the up-zoning on Pico Blvd as it relates to the Expo Transit Neighborhood Plan. He has listened to constituents, met with the Planning Department and is trying to implement prior regulations. The council office wants to create a “custom zone” to balance the growth with maintaining a “small town feel”.

Residents in attendance expressed the following concerns to the council office:

1. Homelessness in the neighborhood - abandoned bank building (Pico/Overland); Rancho Park. Deputy Sripoona said that he would send out service workers to check on these locations. The number was provided for LAPD non-emergency help line 877-275-5273. Residents can request outreach workers to visit homeless needing services. Residents feel that the 99 cents store on Pico attracts many homeless. This location is private property.
2. RVs on Patricia – Regulations prevent RVs from parking in a sensitive zone (more than 500 feet from schools, daycare facilities and parks). Additionally there is a 72 hour limit for parking without moving the RV. Residents complained that RVs are being moved 50 feet to comply with this rule.
3. There is a vacant building at Westwood and Tennessee. Deputy Sripoona will report this to Building & Safety.
4. The Westside of Rancho Park needs servicing. The fences are rusting and old vines are overgrown.
5. Lack of Parking on Pico – The Westside Neighborhood Council has a \$4million grant to make Pico more pedestrian friendly.
6. Bird Scooters – The mayor has sent them a cease and desist letter. The DOT is working on regulations for these scooters (sidewalks, helmets).
7. Burglaries – Residents want answers for the increase in burglaries in this neighborhood. There was a great deal of frustration especially from homeowners that have recently been burglarized. There are not enough police cars patrolling the neighborhood. The council office is working with West LAPD to get more cars. The recent passage of Proposition 47 increased the limit on felony definition. Deputy Sripoona suggested that residents contact the new Assembly member Sydney Kamlanger-Dove to express their concern. LAPD has received more funding to hire more civilians for desk jobs, which will free up officers currently doing those jobs. It was suggested to park more empty patrol cars throughout the neighborhood. Resident Jera Trent plans to reschedule a crime meeting. Perhaps the new Chief of Police can be invited to a community meeting. It was stressed that residents go down to the police station to file reports of any kind. This helps provide an accurate picture of what’s happening in the community. Additionally get to know your neighbors to help with crime reduction. Look out for each other: Neighborhood Watch.
8. Trimming of Palm Trees – one resident was concerned with the lack of tree trimming along Motor Ave. The city indicated that they trim these large palm trees approximately every 7 years. The large palm fronds can be dangerous especially in a wind storm.

**IV. Acknowledgement of Colleen Mason Heller**

Bob presented a plaque to Colleen in recognition of her service to this HOA and the community at large. Colleen made an announcement about an upcoming open house meeting on the proposed Expo/Northvale bike path, June 26<sup>th</sup> at 6pm-7:30pm at the Palms Library meeting room. She reminded residents that this HOA's purpose is to represent the needs to the neighborhood. Hold the board accountable; use them as a resource and make your will known.

**V. Elections**

Bob explained the election process. It is slightly different than last year. Ballots will be held until all floor nominations are received.

Candidates present introduced themselves. For those that were absent, Bob read their bio. Floor nominations were solicited. Members voted and began submitting their ballots. A resident (Jamila Hasan) expressed an interest in joining the board since there was one more vacancy. The plan is that she will attend the next monthly board meeting and will be appointed by the board.

The Parliamentarian counted the votes and reported that all seven candidates (Marty Bischoff, Jim Gilbert, Cindy Kane, Mike Mandel, Brandon Reif, Mark Sedlander and Omar Tirmizi) were voted in.

Jim encouraged residents to attend our monthly meeting and to volunteer on various committees.

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The meeting adjourned at 8:00 p.m.