

# CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

## Minutes for the Board Meeting Thursday, March 5, 2020

Directors present: Bob Keehn (President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Andrew Oelz, Greg Pulis, Mark Sedlander, Larry Tabb, Omar Tirmizi

Directors not present: Jim Gilbert (Vice President), Margaret Gillespie, Cary Gross, Jamila Hasan, Steve Herman, Michael Mandel, Brandon Reif

Guests: Terre Steinbeck (Troon Ave.)

### Call to Order

The meeting was called to order at 7:15 p.m.

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

A. Introduction of new CD5 field deputy

Angel Izard is our new field deputy. She has been in this position for 8 weeks. She is learning the various aspects of her job from others within CD5. She will keep us apprised of any issues affecting our area.

B. Approval of minutes for February

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

C. Revised bylaws

Andrew drafted language to address accessory dwelling units as it relates to membership and voting rights. The board approved his language. It will be brought to membership for approval at the annual meeting.

D. APS issues – NDA, crime reports

The crime report for February was shared with the board. Bob is waiting for Vernon to sign the NDA.

E. Rancho Park gas flare update

Bob indicated that there nothing really new. There is a townhall meeting scheduled for some time in March for residents in the SORO council district. Koretz' office requested an inspection of the Pico Doheny site. The LAFD inspector found numerous violations.

F. Proposed cell tower/new cell equipment on Motor Avenue

No current update

G. Cheviot Medians

Jim sent the median plans to the board. There is a possibility that CCNTMP money could be used for medians.

H. Board resignation/vacancy

Steve reached out to Mark, Cary Gross' husband. He is considering stepping in to fill the position.

I. Golf course construction update

The current operator has been asked to vacate by April 9th and the new operator will begin demolition on April 10th. The construction crew will be on-site Monday-Saturday from 6am-5pm. Any noisy work will be held off until 8am.

J. February meeting, CD5 Coalition of Homeowner Associations

Mark attended a coalition meeting of CD5 area HOAs. Councilman Koretz fielded questions from the audience. The relevant issues included: Koretz wanting to ban scooters; tree trimming on Lorenzo adjacent to the golf course – who is responsible; RV parking on Patricia – some residents on Troon feel the no parking signs are unsightly; Koretz took a stand against SB50 and testified strongly at the city council.

K. Cheviot Tree Project

No update

L. Bike path update

Bob spoke to Jay Greenstein of CD5. He indicated there would be public outreach in April or May. The design is about 50% complete. They are dealing with 7 homeowners on Walavista. The project will go out to bid early next year. We should look at presenting the current design at our upcoming annual meeting. Bob will reach out to Jay Greenstein to attend our annual meeting.

## II. SECRETARY'S REPORT/MEMBERSHIP

- A. Membership – membership currently stands at 335 compared to all of 2019 which was 385. Larry suggested we do a follow-up email for those that paid in 2019 and have not done so in 2020. In addition it was suggested that instead of saying 'pay your dues' can we say 'support your HOA'. The discount cards were dropped off to Jason along with stamps, insert card thanking homeowners for their support. Comments from the dues-envelopes were shared with the board. Most of the comments are related to traffic.
- B. CPAB update No update
- C. Vista Del Mar No update
- D. New/revised Cheviot map Board members were shown two versions of the updated map. The board agreed that the non-aerial version is preferred. Updates will be made to correct boundary lines. The updated map will be brought to the annual meeting for membership approval to include with the bylaws.
- E. Follow-up on Eveloff topics from February meeting At the last meeting Mike Eveloff indicated that QUIMBY money could be used to upgrade park facilities. In his follow-up email, he provided historical aerial images of the field at Cheviot Hills and its decline over the years. Those photographs were shared with the board. Board members felt that there are other areas in the park needing attention – the bathrooms. The park is trying to get a modular addition. Whatever upgrades happen at the park all agreed that community members who are passionate about the park need to be involved in the process.

### **III. FINANCIAL REPORT**

There were no questions about the financial report.

### **IV. PUBLIC COMMENT**

Resident Terre Steinbeck has no concerns. Omar asked about tree height; he is having issues with a neighbor. Angel instructed him to call her office. Angel provided a reminder about the upcoming census. California is at risk of losing representation.

\*\*\*\*

The meeting adjourned at 8:30 p.m.