

# 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 of Directors Meeting Thursday, May 3, 2018**

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

Directors not present: Colleen Mason Heller (Vice President), Catherine Gerst, Steve Herman, Michael Mandel, Brad Matthew, Larry Tabb

Guest: Glen Friedman, Dan Yokich & son Nicholas

### **Call to Order**

The meeting was called to order at 7:10 p.m.

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

##### A. Celebrate Israel Festival

The event is this weekend. We should compile a list of any issues that may arise from the festival as it relates to the condition of the park.

##### B. Review/Approval of Minutes

The minutes for the April meeting were approved.

##### C. CHHOA Board elections/general meeting

The following board members have agreed to be on the nominating committee: Jim, Mark, Andrew, Cary, Margaret, Bob. Glen Friedman volunteered to be on the committee as a community member. There will be three (possibly four) seats to be filled. Since the last meeting Catherine, Brad and Colleen have resigned. Mike is considering resigning. An email blast went out regarding the annual meeting and elections. The cut-off date for nomination requests is May 18<sup>th</sup>. The committee will meet during the week of May 21<sup>st</sup>. The annual meeting will be June 12<sup>th</sup>. Vista Del Mar has been contacted; awaiting reply to confirm availability of the facility. The slate will be publicized prior to the meeting.

##### D. Cheviot Zoning update

Mark spoke to both Faisal and Aviv at the CD5 office. He was seeking clarification on a letter of support discussed at last month's meeting. They were not enthusiastic about receiving a letter of support on something that had already been voted on and passed. They indicated that they would update the HOA on any changes to the passed motion. Mark would like details on what was approved, what the Planning Department has created under the clause of the motion and how it will be enforced. He expressed his dissatisfaction that

the Councilman did not come back to the board before the clause was inserted into the motion. Additionally, Mark requested the results of the survey. He was told that the majority of the forms were in favor of R1V2. Glen suggested that we invite Councilman Koretz to our annual meeting.

E. APS Status/NDA

Vernon is still working on changes to the NDA. APS will resume sending monthly activity reports to Bob.

F. Bylaws revision update

A considerable amount of time was devoted to discussion on the proposed changes that were not addressed at the March meeting. Andrew has the name of an attorney that handles bylaws. Before next month's meeting he will obtain an estimate on how much it will cost in legal fees to review the proposed changes. Glen will provide the name of another attorney that reviews bylaws. The bylaws changes will be pushed to a second general meeting in the latter half of 2018.

G. Cheviot Hills Park

No update

H. Discussion regarding traffic concerns

Last month a resident complained to Bob about the traffic. He was invited to attend tonight's meeting but decided not to attend after speaking with CD5.

**II. Secretary's Report/Membership:**

Membership currently stands at 371 paid dues. The 2018 CHHOA Discount Card is available. A notice was put on the website to have current members contact membership@cheviot hills.org to arrange for pick up of their card, otherwise they will be available for pick up at the annual meeting.

**III. Financial Report:**

There were no questions regarding the April financial report.

**IV. Other Business**

A. Landscaping of Medians Update – A couple of months ago Jim circulated the paperwork required to adopt a median. We should explore spending money to adopt one or more medians. Jim is going to speak with someone at the city level about obtaining bids and report back. Additionally he is going to speak with someone on FOWLA to determine if funds might be available through their program.

B. Neighborhood Filming: Bob spoke to FilmLA. They did a canvass of the neighborhood and no recent issues have arisen in the Dunleer/Manning/Northvale filming projects. Glen reported that Monte Mar residents are more responsive to neighbor's requests when filming occurs on their block.

C. Cheviot Hills Tree Project – Bob met with two community members involved with the tree project. Apparently we don't need to worry about city paperwork. The previously

submitted forms should cover the “planting” paperwork. We have missed the planting season and will have to wait until the fall season. Bob is going to confirm the Fox funds are still available. There are some “stump removal” concerns to be addressed. The city is not involved with tree removal.

D. Neighborhood Watch/Security

At the recent WNC sponsored crime meeting, Neighborhood Watch programs were stressed as being very helpful in reducing crime in communities. It is important to obtain the hard copies of NW documents from Gregg Spiegelman. Perhaps at the annual meeting we can solicit community help in keeping our neighborhood watch program going. Additionally we can partner with Cynthia Saffir (Rancho Park resident) to gather ideas on promoting our program.

The Westside Coalition Community Safety Program was discussed. This is a fully funded program to put high resolution video cameras (license plate reading) at major intersections within the neighborhood. This proposal has been around for several years. It was previously caught up in the city attorney’s office with concerns of privacy issues vs solving crimes. In prior years the HOA board was in favor of the program. The current board feels that we should hear more details of the program before it moves ahead. It is a great idea for a neighborhood meeting. Bob will ensure that he is on the distribution list to stay informed of the progress.

E. FOWLA – nothing new

F. Expo/Bike Path – no progress

G. FOO/Schools - Overland Elementary installing a teacher’s parking lot at the corner of Ashby and Manning.

H. SB 827 (transit zone densification issue)

SB 827, a state-wide initiative for high-density housing near transport hubs, did not go through. The LA Expo Corridor Transit Plan for high density housing along the Expo line remains under consideration.

I. Stan Arcader agenda items from April – Glen Friedman will provide the city contact to Bob regarding the trees on Lorenzo near the golf course. Cindy followed up with West LAPD regarding the Community Police Advisory Board. She is currently completing the application forms.

V. Public Comment – N/A

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The meeting adjourned at 8:55 p.m.