

Cheviot Hills Homeowners' Association

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

Minutes for the Board of Directors Meeting, Wednesday, April 5, 2006

Directors present are: Steve Andelin, Stacy Antler, Carol Bahoric, Jeff Berman, Peter Glassman, Alisa Griner, Mark Huberman, Kevin Hughes (president), Kurt Kroner, Tony Padilla, Greg Pulis (vice president), and Jonathan Weiss (secretary).

Directors not present are: Michael Beugg, Scott Schomer, and Robert Simon.

Call to Order

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

1. Previous Minutes

Minutes from the February 2006, March 2006 board meeting and March 29, 2006 general meeting are all approved.

2. President's Report and Communications

Recap of March 29 general meeting and review of election results. Kevin introduces board as elected and thanks to Alisa, Jonathan, parliamentarian Jim Stewart and everyone else.

Pam Teegarden e-mailed board members and the board. Mark Huberman and Kevin Hughes state their responses. Motion that Pam's resignation be accepted and dues be returned. Motion that first motion be broken in two: (1) resignation (2) refund. Carried. First motion (resignation) tabled 11-1. Second motion (refund) did not carry – 11-1 against refunding dues.

Motion that Michael Beugg be authorized to open books to Lucie after he returns. Carried 12-0.

Kevin nominated Stacy Antler to chair tree committee. Carried 12-0.

Kevin summarizes teller's report. Carol moved that teller's report be made available to those present after meeting. Carried 12-0.

Kevin asks for nominees for committee chair positions if people are interested. Listed names of committees. Carol moves that she call eight nominees who were not elected to the board to see if they want to be on committees. Carried 11-0.

3. Election of Officers

Board selects officers to serve as President, Vice President, Secretary and Treasurer. Point of order that officers already elected by general membership.

4. Treasurer's report

Balance sheet. Assets [redacted]

Profit and loss. Dues [redacted]. Expenses [redacted].

Report of Standing or Special Committees

5) *Traffic* (Greg Pulis, Robert Simon)

Final EIR (St. Regis Hotel/Condo project) just came out. Letters from Kevin and from our lawyer are in the report. Have to look and formulate response if necessary.

Constellation Place final EIR should be coming out shortly. Will have collective letter and our letter in it.

Proposed Westfield retail expansion and condo project. Lots of square footage added. Jack Weiss has been supportive of project.

Quite a few projects in Century City area. Tract 7260 has everything on their website, including addresses of projects.

10000 Santa Monica Boulevard where Jimmy's was has been demolished without proper permits. Plans are for a couple of 35-story residential towers in Beverly Hills.

Robinsons-May and Beverly Hilton are contemplating condominiums.

Federal Building is contemplating 1 million square feet for government.

Fox is proposing parking garage on west side of its lot, and there is talk of a light on Pico to allow access and egress to the Westside gate.

DOT traffic sampling on Motor and other streets are supposed to be in the mail to Greg.

Greg was briefed on further mitigations. Trammel Crowe money that was committed is not, according to Trammel Crowe, enough to do all of it because costs have gone up. City will irrigate and DWP will provide irrigation. Residents are supposed to maintain it after one year.

Motion to make concerted effort to contact Jack Weiss' office about a traffic light on Pico Boulevard. Withdrawn for the time-being.

6) Neighborhood Protection (Jeff Berman)

Preserving Aiken houses. Residents Jim McGinnis and Eddie Melendez speak.

Jeff reports that Committee has met several times and is discussing ways of dealing with problems.

Motion that Board not support issues regarding development or redevelopment without substantial hearings first. Motion does not carry.

Motion to not take any action that would impinge on rights. Motion is not seconded.

7) Community Relations (Jonathan Weiss & Peter Glassman)

Jonathan suggests a meeting be arranged with a presentation by traffic experts to answer questions regarding things such as Century City car trip cap.

8) Police and Fire Liaison (Alisa Griner)

Okay to put it up link to LAPD crime map.

9) *Sound Wall* (Tony Padilla) – No report

10) *Trees & Streets* – No report

Jim Gilbert news re cell phone tower

11) *Schools, Parks & Library* (Carol Bahoric) – No report

Unfinished business

12) No discussion

New Business

13) *Light Rail* – No report

Announce next Board Meeting (May 3, 2006) and adjourn meeting.