

Cheviot Hills Homeowners' Association

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

Minutes for the Board of Directors Meeting, Wednesday, August 2, 2006

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

Directors not present: Stacy Antler, Michael Beugg, and Robert Simon.

1. Call to Order

Kevin Hughes calls the meeting to order at 7:40 p.m.

Speaker cards are collected. No public comment outside of agenda items.

2. Report of Last Meeting

Minutes from the July 2006 board meeting are approved.

3. Communications

Received letter from Mr. Dillaway alleging some particular new Cheviot residents hire contractors and do not pay. Forwarding to Stacy Antler.

Report on juice and cookies with Fox's Gretchen Lewotsky

Jerold Steiner email – Jeff's report.

Getting survey out to the whole neighborhood, even the ones who don't use internet who should be represented – Peter's report

CD-5 Coalition meeting (Stacy will report at next meeting);

Letter clarifying distinction between CHTSA and CHHA (still delayed during ongoing negotiations with developers)

4. Secretary's Report

Revised bylaws will be e-mailed to board and go out this month.

5. Treasurer's report

Greg Pulis presented report. [Redacted] balance. 727 dues payers. Greg encouraged people who came who are not currently members or who have not paid dues to pay their dues.

6. Report of Standing or Special Committees

a. Community Relations (Jonathan Weiss & Peter Glassman)

Peter reported on survey – about 270 responses. About a dozen did not provide address or faked. Those will be removed, but probably won't have any effect. Alisa reported on post cards that were sent to 930 addresses.

Jonathan reported on response to the May newsletter.

b. Light Rail (Kurt Kroner)

Had first Committee meeting on July 27. Thirty people signed up. Went over topics including status of design and planning of next phase, phase 2, from Robertson & Venice to Santa Monica. Alan Levine, on Phase 1 design committee gave overview of Phase 1 and design elements. Broke out into groups to discuss impacts. Got great reports on concerns.

A couple of days after meeting got flier containing some false information. Committee is process to determine, once a process is defined, what action we need to take.

Planning to have monthly meetings from here on out.

Kurt has schedule for process. Currently, no project on existing alignment. Phase 2 is still a concept. Sheila Kuehl's transportation representative was adamant that rail will go on Venice to Sepulveda. Mike Bohlke didn't disagree. Kurt gave

schedule. Scoping begins in January 2007. Following that will be alternatives analysis. December 2007, it will be public. MTA Board will decide locally preferred alternative March 2008. Construction can't start until 2009. MTA will not meet these deadlines.

Neighbor asks for "someone from Expo to give a full visual presentation of the 'real' phase 1 and the planned 'phase 2.'"

c. Schools, Parks & Library (Carol Bahoric)

Hearing re Rancho Park driving range remodel TOMORROW night; 140 foot fence proposed (to replace current 80 foot fence). Carol will draft letter questioning City about study, CEQA study, negative declaration. Carol has visited another location with apparently similar fence and brought a picture.

Motion that board take position opposing 140 foot fence and in favor of demanding applicant meet with community and provide more information and a negative declaration. Seconded. Withdrawn as moot.

Motion to oppose project as currently exists and not go forward until developer meets with residents and modifies the project to everyone's satisfaction. Carried unanimously.

d. Traffic (Greg Pulis, Robert Simon)

NTMP phase 1 is done.

Phase 2 – Impasse between city attorney and builder has been resolved. Phase 2 should be happening in about a month and a half.

Coalition of HOAs is working together regarding projects

St. Regis Project – has been approved by planning commission. Settlement agreement with coalition is in the midst of being concluded. Question of whether public or private escrow account.

Constellation Place Project – negotiating with JMB. Homeowners' coalition filed appeal to preserve negotiating position.

Westfield Expansion – Westfield wants to integrate properties surrounding mall. We've submitted letter.

Fox – Fox is required to expand by less than a lane width of Pico along its property, costing about \$1,000,000. Homeowners' coalition thinks that is unnecessary and are trying to get City to waive requirement and reallocate money. Fox is building parking lot on southwest part of property. Fox has right to build that. Fox believes it needs an additional traffic signal. We have been arguing against that.

Coalitions have been working together successfully thus far.

Motor/Palms mixed-use development proposal – Palms/Motor development could spell redevelopment of Motor south of National into more vibrant community, but also mean more traffic. Palms community has been approached to build oversized, mixed use building on southeast corner of Motor and Palms. We have opposed it. We're prepared to write a legal letter on that. Palms Neighborhood Council considered it tonight. Voted 7-3 in favor. President of Board was a dissenter. They are still in negotiating process.

e. Neighborhood Protection (Jeff Berman)

Getting usual influx of questions and comments. Chabad location near Walavista is the subject. Trying to find out if permits are correct and if being used in compliance. Waiting for survey results as to whether or not to take action on proposed City ordinance being studied involving house to lot size ratio.

f. Police and Fire Liaison (Alisa Griner)

California Country Club safety patrol. (5 patrols per day, \$1200 per month) Alisa will tell California Country Club we don't have sufficient funds.

g. Sound Wall (Tony Padilla)

Sound wall should be done by end of year.

h. Trees & Streets (Stacy Antler)

No report.

7. Adjournment

Announce next Board Meeting (September 6, 2006) and adjourn meeting.