

Cheviot Hills Homeowners' Association

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

Minutes from the Board of Directors Meeting, Wednesday, February 1, 2006

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

Directors not present are: Michael Beugg, Abby Kuppin, and Robert Simon.

Call to Order

Kevin Hughes calls the meeting to order at 7:44 p.m.

Speaker Cards

Guests can indicate which agenda item they would like to speak about, or whether they instead would like to speak during the Public Comment period to begin the meeting. Each guest who wishes to speak will be given TWO MINUTES and will only be allowed to speak ONCE. No exceptions, and no one may defer their two minutes to another.

Public Comment Period

No public comment.

1. Previous Minutes

Minutes from the January 2006 meeting are approved.

2. President's Report

Cliff Cheng from Palms Neighborhood watch is coming to speak about Exodus Recovery Center

3. Treasurer's report

Greg Pulis delivers the report. Assets in checking/savings [redacted] Expenses [redacted] including mailing, meeting, security and legal fees re EIR reviews.

Dues notices will be sent out with meeting notices. Jonathan will discuss with Michael Beugg.

Report of Standing or Special Committees

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

Greg reports that our lawyers wrote letters regarding Constellation Place and St. Regis EIRs. Another was sent by coalition of homeowners associations and other groups, including ours. The joint letter was sophisticated and a landmark for cooperation regarding Century City development.

Responses to Draft EIRs. There will be responses to the EIRs, followed by meetings. In the likely event that the project doesn't go away we have to determine what mitigations might be obtained.

Before reimplementing right turn lanes at Pico and Motor, City will do baseline monitoring on Club at or near Motor and on Monte Mar at or near Motor. Jack Weiss has followed through on his commitment to request monitoring from Los Angeles Department of Transportation. (Jack Weiss' January 19, 2006 letter to LADOT erroneously says Cresta; that has been cleared up.)

NTMP Phase 2 will begin in three phases.

- Group A, out to bid, islands at Manning at Ayers, Prosser around Ayers, Changes at Putney and Prosser, Ashby by school, Manning Avenue east of Dunleer Drive, Manning by Gilmerton, Irene and Motor, two on Motor Avenue south of Manning. Designs seem to be for vegetation. Responsibility for maintaining these will be to CHHOA. Could start construction in next month or two. Sprinklers are to be installed.

- Group B. More in California Country Club, Beverlywood area.
- Group C. Motor at Dunleer, Motor at Cheviot, Cheviot at Earlmarr, Cheviot between Queensbury and Cavendish, others on Motor.

5) *Code Compliance* (Jeff Berman)

Code Compliance Committee (may change name to Neighborhood Protection Committee). Committee's sense is we need to put a ratio ordinance before HOA. (Ratio of lot size to home size.)

Well-known developer, Fountainhead, is in process of buying an Aiken and tearing it down. Fountainhead has built several "McMansions." Kevin wants to get community support on preserving Aikens. May want to get Aiken homeowners together. Working with City to see if Aiken built homes are worthy of landmark process. Need to research which houses are Aikens. Aikens have been advertised as special since 1930s. Aiken built houses in other styles, as well.

Been dealing with violations of setbacks and other codes. Building and safety has been very responsive and moved quickly.

Jeff will put an article in the newsletter.

6) *Community Relations* (Jonathan Weiss & Peter Glassman)

Agenda for General Meeting

- 1) Brief reports by committee chairs.
- 2) Keynote: Jeff Berman will arrange a speaker regarding Aiken homes and preservation
Parliamentarian will attend
Speakers from crowd like at our last meeting
- 3) Election

Motion carries to appoint the nominating committee (Peter Glassman, Glen Friedman, Robert Simon, Jeff Berman, Steve Andelin, Greg Pulis, Jonathan Weiss, Michael Beugg, and Alisa Griner). Committee will report to the board by e-mail.

6A) Cliff Cheng, president of Palms-Westside Village Neighborhood Watch and Jay Handel from Culver City business community speak about the Exodus Recovery Center.

7) *By-laws* (Glen Friedman & Art Naselow)

Jonathan reports. Edited by-laws; postponement until Autumn.

8) *Police and Fire Liaison* (Alisa Griner)

No report.

9) *Sound Wall* (Tony Padilla)

Jonathan reports. Press conference by Assembly Member Bass on Friday February 3rd at Palms Park to announce construction. She requested attendance of all who can come. Posted on Cheviot website.

10) *Trees & Streets* (Pam Bentz)

No report.

11) *Schools, Parks & Library* (Carol Bahoric)

No report.

Unfinished business

12) *Parliamentarian*

Not discussed.

13) *Conflict of Interest Statement* (Peter)

Not discussed.

New Business

*14) Proposed Homeless/Mental Illness Facility in Palms/Culver City
(Alisa)*

Motion to write letter opposing Exodus. Discussion. Motion carried. (See 6.A. above.)

15) Light Rail

Jonathan will be inviting board to Friends 4 Expo tour.

Announce next Board Meeting (March 1, 2006) and adjourn meeting at 9:47.