

Cheviot Hills Homeowners' Association

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

Minutes for the General Meeting, Wednesday, March 29, 2006

Directors present are: Stacy Antler (arrived late), Carol Bahoric, Jeff Berman, Michael Beugg (treasurer), Alisa Griner, Kevin Hughes (president), Tony Padilla, Greg Pulis (vice president), Robert Simon, and Jonathan Weiss (secretary)

Directors not present are: Steve Andelin, Pam Bentz, Peter Glassman, Abby Kuppin, and Scott Schomer

Approximately 130 other members are present.

Slates handed out to paid members as they check in either before or during the meeting.

1. Call to Order and Introduction

Kevin Hughes calls the meeting to order at 7:45 p.m.

Introduces Jim Stewart, PRP (Professional Registered Parliamentarian, who trained Board before the meeting on parliamentary procedure. Stewart present to assist with election.

Keynote speaker from LA Conservancy (Jay Platt) is ill and has laryngitis. Found out at last minute. Jeff Berman, preservation committee chair, will speak.

Kevin describes of board accomplishments.

2. Standing Committee and Officer Reports

Preservation committee report/Keynote replacement

Jeff Berman spoke on preservation

Committee fields complaints from neighbors. They involve building at odd hours and days, making messes, violating height limits, etc. Committee has nice relationship with building and safety.

Committee is looking at doing more than is required by the current law. A lot of neighborhoods have CC&Rs (covenants, conditions & restrictions). Original deeds here had CC&Rs, but they've expired. Rancho Park has restrictive CC&Rs. Once expired, it is impossible to have them reimposed.

Regarding Aiken-built homes, tried to get another buyer for a threatened house. Can voluntarily designate one's own house or can get preserved against owner's will. CHHA never wanted to impose the latter. Jeff has created list of Aikens. City may not consider any of our homes worthy of protection.

Historic overlays protect entire area, limit what can be done. Hancock Park did that. Long process requires a great deal of consensus.

Ratios have been imposed in two areas in the county – ratio between square footage of lot and of house. Tends to create larger setbacks. Long process. Not as long as overlays. Not as sort as preservation.

One on one, can encourage neighbors not to sell to developers. Can steer neighbors to realtors who don't pocket listings and send them to developers who bulldoze houses.

Traffic committee report

Greg Pulis and Robert Simon report. (Greg Pulis speaking.) We are in traffic flashpoint because surrounded. Former board negotiated NTMP which has been and is being implemented. Lots of development. Condos on Constellation Boulevard we've objected to along with other HOAs. St. Regis Hotel will be condos; we've commented on that. Westfield looking to expand mall and build some condos. Discussion of condos at Beverly Hilton. Former 10100 Building planned for condos. Won't be the end of it.

Phase II of NTMP will be center islands here and there. Had meeting to look at schematics primarily on Manning and Motor just north of I-10 bridge. Other islands planned by park and other areas.

Change in turn lanes was made at Pico and Motor over our objections. Before and after readings were to be made.

Hope that we can deal with development along with other HOAs. We joined with other HOAs to have joint comment letter on Constellation. May be in position to have strength in numbers.

Communications committee report, secretary report

Jonathan Weiss reports that has set up database for mailing. Taken over and updated web page and bulletin board.

Reported that providing quarterly newsletter.

Reports that there will be two more tours of Gold Line (flyers provided by Alisa Griner)

Reports that started merchant program to increase paid membership. Need assistance in taking to merchants.

Bylaws committee report

Weiss reports for and thanked Art Naselow and Glen Friedman

Have done provision-by-provision analysis of proposed changes to bylaws. Intend to have vote on changes at next general meeting in fall.

Schools, Parks and Libraries committee report

Carol Bahoric reports that HOA is supporting smaller neighborhood association that was paying to close gate to Palms Park. By forming block association, that group helped to cut crime. Good idea throughout neighborhood.

Overland Avenue Elementary School is having International Festival May 20. Also having yard sale April 22 (accepting donations). Schools all have websites.

Soundwall committee report

Tony Padilla. Soundwall finally going up. Walavista and Northvale seeing results. People been working 25-30 years to get it. Thanked Stan Arcader, who was

instrumental behind the scenes. Should be done by end of summer.

Crime report

Alisa Griner reports that Rancho Park Liquor was held up a couple of weeks ago. We have two cars with two officers. They have a large area to patrol. Need neighbors to be eyes and ears. Asked if people would pay more in dues for patrol (By raised hands: yes.) Kevin added that California Country Club would like to talk with us about expanding the patrol they already have.

She also tells about how to get the crime blog.

Treasurer's report

Michael Beugg reports. He mentioned his article in newsletter and the trends we see in there. We didn't collect last year what we spent. Need at least 800 dues payers to break even. Almost 1500 households. Lots of things people would like us to do, but we can't do it and run a balanced budget. Spread word to your neighbors that we are doing things that are worth doing. Ninety-five percent of what we get is from dues. Forty percent of spending is on legal and professional fees for traffic-related issues. Communications is next; that's about a third of costs. (Higher last year because two elections.) Insurance is an increasing cost. Premiums have gone up. Was five percent; heading to ten percent. Surveys (for code compliance) and other expenses represented the rest.

Several hundred checks came in at the last minute. Thanked those who paid tonight. Assets are down from last year. Holding steady with recent payment.

3. New Business/Election

Kevin reports on behalf of Nominating Committee Chair (Steve Andelin, who is absent). Steve asked Kevin to about a pink mailer which had Steve Andelin's name on it. That is not the board's slate. Steve didn't know about it in advance, and does not endorse it. (Board's slate was in newsletter.) Kevin introduces board's nominees: Steve Andelin, Stacy Antler, Carol Bahoric, Jeff Berman, Michael Beugg, Peter Glassman, Alisa Griner, Mark Huberman, Kevin Hughes, Kurt Kroner, Tony Padilla, Greg Pulis, Scott Schomer, Robert J. Simon, and Jonathan Weiss.

Membership instructed to fill in names of nominees on the slates that were distributed before the meeting and to check the names of up to 15 in the checkboxes next to the names.

Nominations from floor: Steve Toshiyuki, Pam Teegarden, Tim Homan, Lyle Dawn, Bernie Kattler, Deborah Merlin, Armando Diaz, and Jim Gilbert.

Nominations closed.

Kevin says that he is sensitive to fact that agenda said vote not until 9 p.m. He call on nominees to speak for up to a minute each (Parliamentarian keeps time). For nominees not present, Kevin reads their short bio from website posting.

Motion for secret ballot. Seconded. Carried.

Question from membership who would count ballots: Parliamentarian agreed that he would. No objections were stated.

Parliamentarian instructs members to fill out ballots and put them in box. Asks if all ballots are turned in. Once they are, he starts counting.

Meeting adjourned.