

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

Minutes for the Board Meeting Thursday, February 3, 2022 Via Zoom

Directors present: Bob Keehn (President), Jim Gilbert (Vice President), Cindy Kane (Secretary), Marty Bischoff (Treasurer), Renee Dernburg, Margaret Gillespie, Steve Herman, Andrew Oelz, Greg Pulis, Larry Tabb

Directors not present: Jamila Hasan, Mike Mandel, Brandon Reif, Mark Sedlander, Omar Tirmizi

Call to Order

The meeting was called to order at 7:05 p.m.

I. President's Report:

A. Approval of minutes for January

The minutes for January were approved and will be posted to the website.

B. West Pico and Rancho Park drill sites

Still no date for the appeal. They are still investigating the spill that happened in December. The advocates are hoping this spill will provide an impetus for the city council to move forward with the appeal and the Zoning Administrator to take some affirmative action of his own. There is nothing concrete yet.

Steve brought up a question about a proposal to stop drilling/production. The plan is to completely phase them out. It is unclear if it is city-owned property or private property. Steve will investigate this.

C. Cheviot Medians

Jim and Bob walked the Cheviot medians in early January. Jim received an update from the landscaper. It will be about 2-3 weeks before anything can be addressed.

D. CCC signage/monuments

Jim and Bob recently learned that the California Country Club Homes Association (CCCHA) is planning to post some signs/monuments. Jim said the concern is the traffic circle at Queensbury. It is a shared space. We should try to figure out a mutually agreeable plan.

Cindy noted that our “Now entering Cheviot Hills” sign is missing from Manning Ave near Putney.

E. Redistricting issues

We are officially finished with this, and it will be taken off future agendas. Renee inquired about some geographic changes. Margaret will follow up with Renee. Jim inquired if we are in the 5th District. He is receiving notices from the 10th district.

F. Neighborhood Trees

There was a question about a tree on Troon and Haddington growing at an angle. Angel followed up and said that this growth pattern is typical for this type of tree. She said that Urban Forestry would do a site assessment to see if it is healthy, needs a trim or removal.

G. Town Hall Style Format for CD5 Candidates

There was previous discussion about this last month. The primary is in June. If we host a forum, Bob suggests early to mid-May. We could possibly host this at Vista Del Mar or the gym at Cheviot Hills/Rancho Park. Perhaps we could even coordinate this with another nearby HOA.

H. Development on Pico

There is a sizable mixed-use development on Pico (across from the McDonalds). It covers John Shoe Repair, The Bead Source, Adams Music, Teriyaki House. Not sure what we should/can do about this. Steve reported that numerous projects along Pico have been built or slated to be built. Motor Ave has higher projects. We should keep an eye on this.

I. APS Price Increase

APS unilaterally increased their price without warning. It is an 11% jump. The statement is unclear with the line item “security officer/armed overtime/holiday pay”. Bob called Vernon however his message box is full. He sent him a text and is waiting for a response. Marty said that it is unclear if we are still sharing the 2nd car with CCCHA. There is another name on the billing statement. Bob will try reaching out to her. We need APS to investigate their records. It is important to track down our contract and perhaps redraft it. We also need to ensure that they are covering our area. Bob will circulate the contract and let us know what he hears from Vernon.

J. Email from Resident re leafblowers, etc

Bob received an email from a resident about a program in CCCHA to encourage residents to replace gas powered leaf blowers with battery operated leaf blowers. They have worked out some type of deal with Ace Hardware on Bundy (cost + 10%). The resident wanted to know if CHHOA could do a similar program. While Bob expressed that this is a good idea and that it is illegal to use gas blowers, it would be

difficult for our HOA to do this. It is much easier for a CC&R HOA to manage this. CCCHA has a quality-of-life task force. If any board members have thoughts on this, reach out to Bob.

K. Next Coalition candidate forum (for City Attorney, 2/26)

We need a board member to attend this forum for the City Attorney. Renee agreed to be our representative.

II. Secretary's Report/Membership

A. Membership – Based on Marty's financial report and the online dues notices, we have 374 dues paid (95 online and 279 checks). Marty added more money today. The post on NextDoor as well as the MailChimp notice with a link prompted a lot of dues payments.

B. CPAB update – At the recent CPAB meeting, a new Patrol Captain was introduced. CPAB reminded members to be smart about locking cars; put lights on; motion detection lights, etc.

Cindy spoke to Chris Baker ahead of tonight's meeting. He said there were no big updates. He wanted to let us know that The City will be on maximum deployment ahead of the super bowl. Chris also stated that typically Cheviot Hills has been immune from unhoused people setting up their tents. He is starting to see a shift. We discussed APS. When a resident calls them about a stranger on their property typically APS talks to the person and escorts them out of the boundaries of the HOA. What is the right thing to do? What is the role that the WLAH Organization plays in this? The APS security officers are not really equipped or trained to be confrontational. We have a lot of moving parts and need to determine our policy. Margaret is the outreach person for WLAH. She is out talking to the unhoused people in the area. There is now a Google Mailbox Hotline. Margaret is going to circulate this info. She is monitoring the line. It is not an emergency line. We need to put this on the website. We also need to determine our expectations and notify residents. Bob suggested that Vernon join us on a future meeting to discuss this.

C. Additional report: Working on changing the contact name for PayPal. Steve was looking for the final executed (signed) agreement on it. Bob is going to look for it and follow up with Steve. Margaret said that WLAH is going to be reaching out for the 2nd year of funding. WSSM has agreed and has follow up questions. Margaret said we should commit to support them but we should place some performance requirements on the support.

D. Website: No real follow-up from the board on ways to improve it. Everyone agreed that it needs to be updated. Renee noticed that the pages load slowly. There is a bad link for the LA Time crime map. The community involvement event does not have a date. Greg thinks the photos look fuzzy. There is a 2016 group photo. Margaret suggested FourSquare as a possible site. Greg suggests cleaning it up a bit. Perhaps see what we can do to increase the loading speed.

III. Financial Report

There were no questions about the financial report.

IV. Public Comment

No public comment.

The meeting adjourned at 7:55 p.m.