

CHEVIOT HILLS HOME OWNERS' ASSOCIATION

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

Minutes for the Board Meeting Thursday, May 4, 2023 Griffin Club

Directors present: Bob Keehn (President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Margaret Gillespie, Steve Herman, Mike Mandel, Marcie Newby, Andrew Oelz, Greg Pulis, Mark Sedlander, Larry Tabb

Directors not present: Jim Gilbert (Vice President), Renee Dernburg, Brandon Reif

Guests: Eugene Izumo

Call to Order

The meeting was called to order at 7:07 p.m.

I. President's Report:

A. Approval of minutes for April

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

B. Vacant Board Seat

Jamila submitted her resignation to Bob. Resident Eugene Izumo expressed an interest in serving on the board. The board unanimously voted to appoint him for Jamila's remaining term (June 2024).

C. New CD5 Field Deputy

Patricia Macias is still involved with CD5. Our new field deputy is Vanessa Saldana.

D. Website Upgrade

Cindy and Marcie reported that 3 proposals were solicited from various web designers. After subcommittee meetings, they selected one proposal. A motion carried to spend up to \$2,000 to update the software, smooth out the load time and redesign the website redesign. A few board members asked to see screenshots of the designers' previous work and to check references.

E. Fox Expansion

Vicki Curry reached out to Bob about attending one of our upcoming meetings to share the Fox Studios expansion plan. They are not available to attend our June General Meeting. Bob will try to find a date in mid-June to meet with them. Cindy's efforts to connect with Mike Eveloff were not successful. Bob will reach out directly to Mike to discuss the impact of this expansion project.

F. Possible Mid-Year Mailing to Residents

No discussion until website redesign is complete.

G. APS price increase and revised contract

Margaret forwarded their current draft to the full board for review. Larry Tabb wants to look at the indemnity clause and provide any feedback to both Margaret and Mike.

There was discussion about the Palms Park gate on Northvale. Nearby residents don't recall seeing the gate locked. APS patrol officer Marco said that they do not lock/unlock the gate.

H. West Pico and Rancho Park Drill Sites

The PLUM Committee heard the appeal on April 18th. They unanimously approved the appeal. It must go before the City Council for a vote before May 12th.

I. General Meeting 6/1/2023

Volunteers were solicited to help with refreshments for the meeting and posting the yard signs.

J. 2720 Monte Mar Terrace

Recent construction fencing was put around this property. Zimas shows open permits for remodeling interior space and an ADU.

K. United Neighbors

Mike attended a zoom meeting hosted by the group United Neighbors. The State has implemented a requirement for affordable housing. There will be up zoning throughout the city to meet this requirement. United Neighbors is trying to monitor this process. They have asked each area to identify 2-3 people to work together on a committee to identify maps and help create a proposal that will be submitted to the Council Office. Mike will draft an email for the community to recruit a small team to represent Cheviot Hills.

II. Secretary's Report/Membership

A. Membership – Membership currently stands at 313. We are far behind last year's numbers.

B. CPAB update – No update

III. Financial Report

The current financial report shows no contributions from FilmLA projects. Marty is going to go back and look to make sure those contributions were not placed into annual dues.

IV. Public Comment/Other

Mark announced and congratulated Margaret. She is being honored on May 19th with a Pioneer Women Award for her work with West LA Homeless Organization.

The meeting adjourned at 8:15 p.m.