

CHA

Crestwood
Hills
Association

Minutes

Board of Directors Monthly Meeting

February 16, 2016

Location:
Crestwood Hills
Recreation Center

Present: John Haley (recording), Kate Blackman, Cory Buckner, Lauri Gaffin, Kyle Kozloff, Alex MacDowell, Rob Plotkowsky

Guests: Hunt Barnett, Tim Lewis, Richard Rothstein, Mark Wilson

- I. **Call to Order:** Board Meeting was called to order at 8:05pm.

- II. **Approval of Minutes:** No minutes were presented for approval. The January minutes will be sent out prior to the next meeting for review.

- III. **Treasurer's Report:**
 - Dues collection has begun for 2016. We have 34 paid members so far this year, with most people paying via PayPal. It was discussed that we differentiate between members and paid members in good standing.
 - Discussion of upcoming expenses. It was requested that the Treasurer provide a monthly breakdown of expenses.

- IV. **Preschool Update:** General discussion regarding the proposed expansion of the Crestwood Hills Nursery School.
 - Informational Meeting: Kate Blackman attended the preschool meeting to inform the community of the expansion. The meeting was well attended. There was a presentation of drawings, plans, and a scale model showcasing the proposal. Joanna Port spoke about the need to expand the preschool. Many neighbors are concerned about the traffic impact of the school expansion. The new lease, and the proposed rent increase, were discussed.

 - City of Los Angeles CUP Public Hearing: Cory Buckner attended the conditional use permit public hearing. There were several families from the

preschool, and a few neighbors. There were some people that were vehemently opposed to the preschool expansion. Two neighbors objected to the preschool expansion at the hearing, citing traffic and safety concerns.

The city zoning administrator has two conditions regarding parking allotment for the school that must be met prior to any further consideration of changes to the CUP for the preschool.

(Public comment regarding the proposed preschool expansion followed. Please refer to the Public Comment section.)

- V. Signage Update:** There will be an update via email prior to the next monthly meeting.

- VI. Communications:** It was proposed that the minutes should be accessible as PDF documents via the website. The Secretary will update the format of the minutes so that they can be posted online.

- VII. Legal:** Discussion over Preschool lease. The lease will be settled prior to the annual meeting. Discussion over status of various properties in which the construction does not conform with the plans that were submitted to the Architectural Committee. The CHA has entered into a suit involving one of the properties. Discussion over the legal costs associated with enforcing the CC&Rs on several properties.

- VIII. Annual Meeting:** Discussion regarding preparations for the upcoming annual meeting. The board needs to gather more information about the proposed preschool expansion. General discussion about the need for the Architectural Committee to be represented at the meeting.

- IX. New Business:** Eric Reid resigned from the CHA Board. It is proposed, that Richard Rothstein join the CHA Board until the annual meeting. The motion was unanimously approved.

- X. Public Comment:** Tim Lewis and Hunt Barnett expressed their displeasure with the proposed preschool expansion. Mr. Lewis questioned the necessity of the expansion, and brought up several issues and inconsistencies within the CUP application submitted by the preschool. Mr.

CHA

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Association

3

Lewis requested more transparency from the CHA Board and the Preschool. General discussion followed on next steps for follow up by the board to address the CUP application issue with the preschool. Mr. Lewis proposed placing a moratorium on changes to the CUP if approved by the city. Mr. Barnett questioned the necessity for the CHA to subsidize the preschool, and suggested that the CHA board should find ways to generate more revenue on behalf of the homeowners. General discussion followed regarding traffic, parking issues, and the use of the park recreation center, all involving the preschool. It was mentioned that the CHA board has always received positive feedback about the preschool.

The next meeting will be on Wednesday, March 16th at the Crestwood Hills Preschool.

Adjournment: 9:36pm.