

CHA

Crestwood
Hills
Association

Minutes

Board of Directors Bi-Monthly Meeting

December 11, 2017
8:00 PM

Host:
Kate Blackman
968 Stonehill Lane

Present: Barbara Levin, Kyle Kozloff, Cory Buckner, Lauri Gaffin, Rob Plotkowski, Richard Rothstein, Bruce Kaplan, Javad Razani and Kate Blackman (recording)

Absent: Rob Fissmer and John Haley

Guests: Greg Serrao and Roy Longman

I. Call to Order:

Kyle Kozloff called the meeting to order at 8:07pm.

II. Approval of Minutes:

September minutes will be distributed by email for board approval.

III. Treasurer's Report:

Rob Plotkowski provided the current Treasury Report. We currently have 111 paid Association members for the year.

Rob requested an end-of-year solicitation email be sent out to the membership reminding those who have not paid to please take this opportunity to settle up before the end of the year.

Rob shared the impact to the treasury based on payment of ongoing legal fees. All legal payments are current. In addition, property taxes have been paid. CHA also renewed legal insurance with a nominal increase in premiums. Block party costs were less than half of past expenditures.

IV. Old Business:

A. Legal committee:

Kyle provided a legal committee update on ongoing actions involving multiple properties, including 701 Rochedale Way and 815 Tigertail Rd.

- B. Property surveys:
Rob provided an update on the survey progress for CHA-owned land. He has collected 3 bids with different levels of topographical reporting. A discussion followed regarding what level of information would be most advantageous for long and short term needs. The board reinforced that Rob has been given the authority to choose the bid he deems best based on his expertise and familiarity with the vendors.
- C. Architectural Committee update:
Greg Serrao updated the board on CHAC activities from August to December 2017, including homes that are being remodeled without approval. Greg also informed the board of properties that have been recently purchased or are of concern because they appear to be starting work without approval. A discussion followed regarding each property and what actions had been taken or would be needed to secure CC&R compliance. The board asked for a list of properties that might benefit from a Welcome Kit with CC&R information.
The discussion continued regarding the City's cool roof restrictions. It was noted that the City's regulations are in flux. Greg shared that gravel is a preferred material and dull colors such as off-white, tan and light gray work well for roof colors. The board will work with the CHAC to formalize recommendations for residents that work with the CC&Rs and support the City's evolving cool roof agenda.
Roy Longman presented an issue to the board that he is having with a neighbor over unapproved modifications. The board discussed appropriate next steps to resolve the dispute.
- D. Crestwood Hills Block Party & Softball Game:
Kate Blackman debriefed the board on the party, which was considered a success. Despite the heat, it was well attended and the Border Grill truck served all taco meals that were ordered. Past and new dues were collected. The temporary tattoo booth and softball game were also a success.
- E. Power Line Petition:
Kyle shared that any board member who wishes to make remarks on Nextdoor regarding the Power Line initiative should feel free to do so as an individual. Kate shared that she was researching information that the petitioner, Shel Brucker, needs regarding the exact number of signatures needed as well as who can sign on behalf of the Association's properties. Kate reminded the board that signing the petition indicates an interest in formally estimating costs and logistics for the DWP to bury the poles. Once the information is learned, residents would be able to review and vote on whether they want to go

forward with burying power lines. Bruce moved that the board sign on behalf of the Association's legal lots in order to discover costs involved and for Kyle to be the signer. Kate seconded the motion. The motion passed without objection.

V. New Business:

A. CC&Rs and short-term house rentals:

Kate and Kyle shared that a letter has come to the board's general inbox regarding a house that is rented out on Airbnb and appears to have loud parties on a regular basis. It is of great concern to the neighbors who reported it. A discussion followed regarding CC&R restrictions, what constitutes an approved rental and the short-term policy being developed by the City of Los Angeles. Kate will draft a policy statement and distribute to the board for comment. It will then go to legal counsel for review. The goal is not to eliminate the ability to lease a property, but to provide a policy to support any residents who might want to take legal action to stop "party house" abuse.

B. Dues Letter:

Kate is preparing the 2018 Dues Letter to go out in January. She clarified that announcements made last year regarding a dues increase of \$25 will be postponed because the community needs to vote on any proposed increase at the Annual Meeting. Kyle suggested the board announce the interest in increasing the dues as well as the date for the annual meeting in advance. Cory suggested a notice be added to the dues letter requesting supplemental donations toward legal expenses. Kyle also suggested given the scare of the Skirball Fire that the dues notice include a call for contact information for neighborhood safety.

VI. Announcements:

Kyle announced that he and his family are moving to London next year and that he is giving the board notice that he will be leaving the board at the end of June, 2018.

VII. Next Meeting:

The next meeting is scheduled for January 16th. Kyle volunteered to host.

VIII. Adjournment:

The meeting adjourned at 9:26pm.