

# CHA

Crestwood  
Hills  
Association

## Minutes

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### Board of Directors Bi-Monthly Meeting

July 25, 2017  
8:00 PM

Host:  
Richard Rothstein  
1210 Kenter Avenue

**Present:** Barbara Levin, Kyle Kozloff, Rob Fissmer, John Haley (recording), Rob Plotkowski, Richard Rothstein, Bruce Kaplan, Javad Razani, Kate Blackman and Paul Slye

**Absent:** Cory Buckner and Lauri Gaffin

**Guest:** Tim Rand-Lewis

#### **I. Call to Order:**

Kyle Kozloff called the meeting to order at 8:06pm.

#### **II. Approval of Minutes:**

Minutes from last meeting were approved.

#### **III. Treasurer's Report:**

Rob Plotkowski provided the current Treasury Report. We are up to 99 paid Association members for the year.

We have legal fees that are due. The current treasury report does not include these legal fees. There should be some insurance reimbursement. Brush clearance fees will be coming in soon as well.

#### **IV. Old Business:**

Goals for the year from last meeting:

- A. Finalize long-term lease for Preschool:  
Kyle, Rob and Paul will review the lease, the overall enrollment of the preschool, and how it affects the community center at the park.

The legal committee will provide a better report back to the Board in the next meeting.

- B. Increase the CHA membership by 33%:

Our fiscal membership number for last year was 187. We would need 33% more, so 248 paid members.

A general discussion followed regarding dues amounts per resident, the total cost of the Board's operating expenses, and the effect of legal activity on the board's resources.

To what extent could a rate increase in dues help cover costs? Rate increases must be approved at an annual meeting.

C. Property Assessment:

The CHA is currently doing an inventory on the property it owns in the community.

D. 2017 Block Party & Softball Game:

We will hold the traditional softball game this year. Kyle proposed 10/15, but we will need to check with the park.

We would like to keep costs down, serving simple grilled food. We might be able to sell t-shirts. Kyle suggested call the "Scream Truck" to see if they might be willing to park a truck at the event to sell ice.

E. Board communications and the *Views* newsletter:

A discussion followed regarding posting minutes on the website and Kate following up with a newsletter. Kyle suggested soliciting the community for materials and input, including photos and information. Paul Slye suggested including essays from Cliff Phillips, which were originally published in the 1970s. Other suggestions were made regarding various items to include. Kate has items from Ray Segal. Rob has Ray's photos that could be included too. Kate will work to get the *Views* off the ground.

Kyle pointed out that the Brentwood Homeowners Association employs a full time staff to publish their newsletter.

F. New Signs:

The color updates look much improved. There are people in the community that would like to change the signs. Kyle suggested that if members of the community would like to donate funds and submit designs, they are welcome. One member of the community approached Kate offering to contribute half the cost of one sign replacement.

People like the "national park" style signs. The board feels that we do not need to redo work that we just completed because a few people do not like the new signs.

G. Detailed map of neighborhood:

There is a map of the neighborhood on the website.

Paul would like to improve the map with tract lines, trails, and interesting historical facts about the properties. Kyle has a link to the assessor's map that he will share with Kate.

H. Neighborhood Watch:

Car break-ins and robberies have occurred recently on Hanley and in the flats of Brentwood Park. There are more construction site thefts here in CH. Paul suggested putting contractors on notice to help insure construction sites are less affected. There has been minimal interest in a neighborhood watch program (5 or 6 people) based off discussion at the annual meeting and a follow up membership email blast. Kate is going to follow up with the detective in charge in West LA.

I. Power Lines:

Richard and Alex made great progress on a petition to gauge interest a few years ago. It may be a street-by-street issue, as power lines do not impact some people. Efforts will continue, with input from community members like Shel Brucker.

J. Merchandise:

Allison Baratelli used to have designs for t-shirts. Greg Schultz made shirts 3 or 4 years ago.

**V. New Business:**

A. Committee Sign Up:

Committee sign up sheets were distributed. Each board member must sign up for at least two committees. The committee list will be distributed at the next meeting.

The welcome committee's welcome packets will be updated and distributed by the committee. The committees can have non-board members on them.

**VI. Next Meeting:**

The next meeting is scheduled for September 19<sup>th</sup>.

**VI. Adjournment:**

The meeting adjourned at 9:07pm.