

CHA

Crestwood
Hills
Association

Minutes

Board of Directors Monthly Meeting

May 17, 2023
7:00 pm

Via Zoom

Present:

Kate Blackman, John Haley, Tony Salem, James White, Chris Wilcha, Lauri Gaffin, Allison Shapiro, Rob Plotkowski, Michael Odenheimer (recording)

Guests:

Richard Rothstein, Tim Rand-Lewis

Absent:

Cory Buckner, Kathy Morgan

I. Call to Order:

The meeting was called to order by Kate Blackman at 7:05 pm.

II. Approval of Minutes

Minutes from the annual meeting sent previously via email were approved.

III. Treasurer's Report

The accounts have held steady over the past months with a slight increase in the stock account with Morgan Stanley. So far 135 members of the CHA have paid dues. A number have paid more than the required \$100 dues. There are several \$500 contributions and one homeowner paid \$1000.

IV. Old Business

A. CC&Rs Restatement Update:

Mike Odenheimer reported that the signature drive to gain the signatures of a majority of homeowners has slowed a bit and asked for suggestions going forward to increase the response rate. Chris Wilcha, who has walked Rochedale and related streets suggested that we undertake a planning session to reach out to more homeowners. Chris and Mike will set up a meeting to brainstorm about next steps with Kate and any others who are interested in joining.

B. Property Sale:

The sale of the CHA property on Hanley is moving apace and is now in escrow.

V. Committee Reports

A. Archive Committee: (No report)

- Brentwood Community Council (BCC):
James White provided an extensive update of the activities of the BCC
 - Dog Walkers on Kenter and Tigertail: James White reported that the BCC is attempting to get the City Council via Councilman Park to limit the size of dog packs walking in the hills, as the large packs are disruptive to the community. They also want dog walkers to be licensed. So far neither of the bills have been brought to City Council for approval. During the meeting Mike Odenheimer mentioned that for a couple of months earlier this year, the Getty stationed security staff at the top of Kenter to stop dog walkers with a large number of dogs entering via the gate. This action has moved the professional dogwalkers to Mountaingate, where they now enter with their packs. Some do walk from Mountaingate as far as the hill above the Kenter gate, but no further.
 - Catalytic Converter Theft: At the BCC it was reported that catalytic converters are still being stolen at an alarming rate, particularly from Prius automobiles.
 - The BCC has a new website which is 'BCC90049.org'
 - The Brentwood Library will be reopening shortly again, and the next BCC meeting will be held there.
 - City Prosecution Staff: All LA City prosecutors have been called back to the office. The BCC is unclear why this has happened and what this means.
 - Fire Inspection: An update report was given by LAFD on inspections. They support the CHA's efforts to employ goats this year again.

- B. Communications Committee:
The first newsletter of the year has been sent. There have also been several briefer CHA communications on brush clearance and the arrival of the goats. A second newsletter is in planning and a second dues mailing will be sent to homeowners who have not yet paid their 2023 dues. It is the intent of the Communications Committee going forward to send out shorter more frequent communications in addition to the longer newsletters.

- C. Finance Committee:
Tony Salem mentioned that he had had inquiries from several CHA members about the CHA's account at First Republic. He reported that the CHA's monies were never endangered, since the amounts in the account were always relatively small and below the \$250,000 government guarantee threshold. With the takeover of First Republic by Chase, this is no longer an issue. The CHA has undertaken an initial account movement, which was required by Chase to ensure that the account is active.

- D. Membership and Events:
Lauri Gaffin reported she attended the memorial service for Evelyn Stern of Hanley Ave, who passed away recently. She brought peonies on behalf of the

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CHA and learned a lot about Evelyn and the A. Quincy Jones house she owned. It was also reported that 6 houses in Crestwood Hills have turned over in the last month and the membership committee needs to send introduction packets out.

E. **Safety Committee:**

James White reported that the goats and sheep are chewing away at the brush in the "bowl," including several babies. The process is going along well, and the herd is expected to there for at least another week. One of the issues which has arisen is that the rains have brought out a few plants, which are not goat friendly, and which must be removed by conventional means. James mentioned that the LAFD was contacted in advance to ensure that we will not be fined because of the change in expected clearance deadlines to May 1. CHA's Hanley properties were cleared earlier by conventional means even though it was originally intended that the goats would do it. Lauri Gaffin mentioned that Robby Feiler has fixed all the entry signs to Crestwood Hills and deserves thanks from the CHA. He did this at his own volition.

F. **Undergrounding Committee:**

No progress yet with getting the City via Councilwoman Park's office engaged, Mike will follow up with the Council office and Kathy Morgan will follow-up with her contacts.

VI. Public Comment

There was no public comment.

VII. Next Meeting:

The next meeting will be held July 19th at 7:00 pm via Zoom.

VIII. Adjournment:

The meeting was adjourned at 7:55 pm.