

CHA

Crestwood
Hills
Association

Minutes

Board of Directors Monthly Meeting

July 19, 2023
7:00 pm

Host:
Via Zoom

Present:

Kate Blackman, Lauri Gaffin, James White, Tony Salem, John Haley, Chris Wilcha, Kathy Morgan, Robert Plotkowski, Cory Buckner (recording)

Guests:

Tim Rand-Lewis, Richard Rothstein

Absent:

Mike Odenheimer, Alison Shapiro

I. Call to Order:

The meeting was called to order by Kate Blackman at 7:03 pm.

II. Approval of Minutes

Lauri made the motion and Chris seconded the motion to approve the minutes of May 2023. The motion was passed unanimously.

III. Treasurer's Report

Tony reported CHA funds are holding steady. The investment fund has gone up slightly.

IV. Old Business

A. Friends of Kenter:

The Friends of Kenter attended the planning commission hearing regarding the property continuing an appeal for the development at 822 Kenter Avenue. The commission voted to continue researching the issues and will decide in a hearing on September 6th.

B. Gate Access to Tumbleweed Hiking Trail:

Regarding the Getty Gate, the appeal was denied but the large driveway gate may be opened earlier and later during the summer months Monday through Saturday. CHA will be working with Tumbleweed to see about adding signage to the gate so people don't get locked in.

V. New Business

A. Alison Shapiro has resigned from the board. A search will be made for a new replacement.

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- B. 2023 Annual Meeting:
The annual meeting will be on October 8th at 3pm. We will try to meet inside the clubhouse this year, despite the additional cost.

VI. Committee Reports

- A. Archive Committee:
A cleaning day may be scheduled when the preschool breaks for vacation.
- B. BCC:
Kate reported on the June meeting. There was discussion regarding the LA Wildfire Alliance. In November, one lane of Sepulveda will be closed, to address a fissure in an underground pipe. This will impact the traffic on the 405.
- C. Communications:
There will be an editorial meeting shortly. Andrew Elowitz is writing on California native plants for the newsletter. The last newsletter had a 74% open rate.
- D. CC&Rs:
Our attorney may attend the annual meeting to answer any questions the community might have. Chris and Kate are looking for ways to address questions on who owns which property and may create a map to show households that have not yet responded.
- E. Underground:
There was push back from Councilmember Traci Park, stating that the undergrounding project would cost too much money. The committee feels that Councilmember Park's office did not understand that the community will support the funding and is asking for a study to be done on the logistics and costs associated with burying the power lines in our community at this juncture. They will continue to press the Councilmember's office.
- F. Membership and Events:
Dues reminder postcards were mailed, and the committee is working on sending out Welcome Kits to new homeowners.
- G. Safety:
Kathy reported that the brush clearance by goats was a success this year.

The Wildfire Alliance, a pilot program with the LAFD, was discussed. Our Association was asked by the BHA to partner together for the LAFD's pilot program for the Westside of LA. Kathleen Flanigan, who is chairing the joint CHA/BHA fire alliance pilot committee, hopes to better organize collaboration between communities in Brentwood. The pilot program is designed to improve safety in communities and ultimately to reduce homeowner insurance costs by showing adherence to best preparedness practices.

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The CHA Safety Committee is coordinating with DWP regarding the sewer pipe repair that is ongoing.

VII. Public Comment

Tim Rand-Lewis asked about the progress and sale amount of Lot 1. Kate answered that it is currently in escrow but was not able to disclose the terms of the sale until the close of escrow.

VIII. Next Meeting:

The next meeting will be held September 20th at 7:00 pm via Zoom or in person.

IX. Adjournment:

The meeting was adjourned at 8:32 pm.