



Crestwood  
Hills  
Association

## Minutes

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### **Board of Directors Monthly Meeting**

March 19, 2025  
7:00 pm

Host:  
Via Zoom

#### **Present:**

Kate Blackman, Lauri Gaffin, James White, Tony Salem, Kathy Morgan, Peter Grueneisen, Robert Plotkowski, Cory Buckner (recording)

#### **Guests:**

Tim Rand-Lewis, Richard Rothstein

#### **Absent:**

Chris Wilcha, Greg Schultz, John Haley

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

The meeting was called to order by Kate Blackman at 7:04 pm.

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

Lauri made a motion, and Kathy seconded the motion to approve the minutes of November 2024 and January 2025. The motion was passed unanimously.

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

Tony reported that we have 98 paid members bringing in \$16,200. Many members pay more than the required amount. CHA cash funds are holding steady. The investment fund has gone down slightly.

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

##### **A. New Board Member:**

Greg Shultz was voted in at the last meeting and will participate in the Membership & Events Committee and Neighborhood Watch Committee.

##### **B. Committees and Goals for 2025:**

The 2025 board goals and committees were presented for ratification. The Dispute Resolution Committee was finalized in name and roster with Kate Blackman, Peter Grueneisen and Kathy Morgan as members. John Haley joined the Finance Committee. Kathy made a motion to approve the committee list and Lauri seconded it. It passed unanimously.

#### **V. New Business**

##### **A. Planting in the Bowl:**

There has been a request by a homeowner member on Tigertail to plant wildflowers in the bowl. The Board was unanimously in support.

## **VI. Committee Reports**

- A. Archive:  
Work is being planned to reorganize and clean the room.
- B. BCC:  
Kathy reported that the last BCC meeting was attended by Traci Park and maintaining the property above Crestwood Hills for fire safety was discussed.  
  
New legislative proposal SB 677 affects us. SB 9 allowing multi-family dwellings would affect those tracts without renewed CC&Rs. Large lots could be split.
- C. Communications:  
Kate reported that the dues letter, which was delayed by the Palisades Fire, went out. A draft for the next newsletter is currently being worked on.
- D. CC&Rs:  
14 signatures are needed in tract 15905 and 4 signatures are needed in Tract 14122.
- E. Finance: No report.
- F. Tree Committee:  
The Tree Committee consists of Rob Plotkowski, Peter Grueneisen and Kate Blackman. They are currently working on tree matters on Deerbrook and Tigertail.
- G. Underground:  
The Councilwoman's office has updated the committee that the LADWP feasibility study is expected to be completed in July. Crestwood Hills may be the test case, given the renewed interest in burying the powerlines in high fire zones.
- H. Membership & Events:  
800 Hanley sold, 12402 Deerbrook is still on the market and 809 Broom is also for sale.  
  
The committee is planning an event in the park. Susan Feniger's restaurant, Socolo, may provide the food.
- I. Neighborhood Watch: No report.

## **VII. Public Comment**

There was no public comment.

## **VIII. Next Meeting:**

# CHA

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The next meeting will be held May 21<sup>st</sup> at 7:00 pm via Zoom or in person, provided a quorum of board members is available.

**IX. Adjournment:**

The meeting was adjourned at 8:10 pm.