

CHA

Crestwood
Hills
Association

Minutes

Board of Directors Monthly Meeting

September 17, 2025
7:00 pm

Host: Zoom

Present:

Kate Blackman, Lauri Gaffin, Tony Salem, Kathy Morgan, Peter Grueniesen, John Haley, Greg Schultz, Cory Buckner (recording)

Guests:

Richard Rothstein, Paul Rosenberg

Absent:

Chris Wilcha, Rob Plotkowski, James White

I. Call to Order:

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

II. Approval of Minutes

Minutes from the July sent previously via email were approved. Kathy made the motion to approve, Lauri seconded it, and it passed unanimously.

III. Treasurer's Report

Currently there are 159 paid members. Investments have held steady.

IV. Old Business

- A. The CHA block party has been postponed until 2026.
- B. SB79 update was given. It has passed the assembly and now heads to the desk of Governor Newsom. It will allow apartment buildings up to seven stories high within ½ mile of major transportation hubs. SB79 is much more threatening to current zoning than SB10. It may challenge CC&Rs in place. Kathy made a motion to send a letter to the governor opposing this, Lauri seconded, and the motion passed. Greg suggested making this part of the argument to support the new CC&Rs in the tracts not yet adopting them.

V. New Business

- A. October 19, Sunday, will be the annual meeting. Tomorrow the notice will go out to the community. Greg volunteered to put up signs on Saturday. Flyers will be ready Friday or Monday. Lauri, Greg, John, and Kathy will hand out the flyers. Up for re-election are Kate, James, Tony, Rob, Peter, and Greg. Officer Kirk will speak at the meeting and Cory will present the three houses recently approved for historic monument status. Kathy will speak on Zone Zero and fire hardening

CHA

Crestwood
Hills
Association

page 2

of houses. Tumbleweed Amphitheater may be an alternative space if the clubhouse is not available.

VI. Committee Reports

A. Archive:

No report.

B. BCC:

Kathy reported on freeway work announced by Cal Trans. There is a Friday night farmers market at the triangle at Barrington Plaza until the end of October. October 18th is the Gretna Green carnival, which may impact the Sunday Farmer's Market.

C. CC&Rs:

There will be a meeting Monday afternoon to assemble the 2nd packet mailings to those who have not signed in Tracts 14122 and 15905.

D. Communication:

The newsletter is in the works, which will be both printed and digital. The Welcome Kits for 2025 version have been completed.

E. Finance:

Budget for 2026 needs Board approval.

F. CHA Neighborhood Watch:

Zone Zero is to go in effect at the end of the year. Tomorrow there is a hearing in Pasadena. Crime: burglaries are down, since the LAPD arrested the gang members responsible for many of these. Car theft is up. There were two murders near Brentwood.

There have been discussions with the Getty regarding fire breaks.

G. Tree Committee:

No report.

H. Underground:

Traci Parks office has been pushing DWP to do finish the feasibility report. We should have the report in 30 days. There is also a report analyzing the Pacific Palisades potential for underground electric, which may be helpful.

I. Membership & Events Committee:

No report

VII. Public Comment

There was no public comment.

CHA

Crestwood
Hills
Association

page 3

VIII. Next Meeting:

The next meeting will be held as the annual Meeting October 19, 2025, at 3:00 pm in person.

IX. Adjournment:

The meeting was adjourned at 8:07 pm.