

# CHA

Crestwood  
Hills  
Association

## Minutes

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### Board of Directors Monthly Meeting

January 21, 2026  
7:00pm

Host:  
Kathy Morgan  
12250 Sky Ln

#### **Present:**

Kate Blackman, Lauri Gaffin, Tony Salem, Kathy Morgan, Peter Grueniesen, Chris Wilcha, James White, Greg Schultz, Cory Buckner (recording)

#### **Guests:** None

#### **Absent:**

Rob Plotkowski, John Haley

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

The meeting was called to order by Kate Blackman at 7:10 pm.

#### **II. Minutes**

Lauri made a motion and James seconded to approve the November 2025 minutes. The Motion passed unanimously.

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

Last year, we had 175 members pay dues. This year, so far, we have 51 paid members, averaging \$160 per person. There are 356 lots in the four tracts as well as adjacent lots that support the Association's efforts. Investments have done well this year; we have \$55,000 in cash accounts.

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

A. CC&Rs: Kate and Kathy explained the process of finalizing the Restated CC&RS for Tracts 14122 and 15905, which received the requisite majority of signatures and were recorded with the City of Los Angeles 12/24/25. The Board is very grateful for their efforts.

B. A packet, which included the relevant filed document, has gone out to the homeowners in Tract 14122 and 15905.

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

A. The board goals for the 2026 calendar year were discussed. Greg made a motion to approve the goals for 2026, Lauri seconded it and it passed unanimously.

B. Board meetings will continue to be on Wednesdays at 7pm, the third Wednesday of the month on odd numbered months. The annual meeting will be on October 18<sup>th</sup>, at 3pm.

## VI. Committee Reports

**Archive Committee:** No report. Kate reported that her neighbor installed a pre-fab that she thinks might be a good solution to solve the space considerations for the archive.

**BCC:** Kathy reported that jasmine is being planted at the golf course fence along San Vicente. There will be some money from the County to use for fire abatement or prevention. An Italian restaurant is being proposed at Barrington Court.

**Communication:** A newsletter both print and digital will go out as a dues campaign.

**Neighborhood Watch:** Kathy will have a block captain meeting. Motorized vehicles on the two trails next to our community have become a problem and are not allowed. Our LAPD lead officer has been notified. The worst times are weekend afternoons. Kathy has spoken with Francisco about the brush abatement needed this year.

**Membership and Events Committee:** A date is being established for the 80<sup>th</sup> anniversary of the founding of the community.

**Underground:** The Palisades Fire has complicated our efforts to get the study from LA DWP. The cost for community members may be much more than originally estimated.

**Welcome:** There are several houses for sale in the community. Six welcome packets will need to be distributed.

**VII. Other Community News:** Barry Reed, an original Crestwood Hills owner along with his parents, passed away recently. Barry was a lifelong fixture in the neighborhood and will be greatly missed.

## VIII. Public Comment

There was no public comment.

## IX. Next Meeting:

The next meeting will be held March 18, 2026, at 7:00 pm via Zoom.

## X. Adjournment:

The meeting was adjourned at 8:30pm.