

CHA

Crestwood
Hills
Association

Board of Directors Monthly Meeting

March 20, 2024
7:00 pm

Host:
Via Zoom

Minutes

Present:

Kate Blackman, Lauri Gaffin, James White, Tony Salem, Chris Wilcha, Kathy Morgan, Peter Grueniesen, Mike Odenheimer, John Haley, Cory Buckner (recording)

Guests:

Tim Rand-Lewis, Greg Schultz

Absent:

Rob Plotkowski

I. Call to Order:

The meeting was called to order by Kate Blackman at 7:06 pm.

II. Approval of Minutes

Mike made the motion and Lauri seconded to approve the January 2024 minutes. The motion was passed unanimously.

III. Treasurer's Report

Tony reported CHA funds are holding steady. The investment fund has gone up slightly. A correction was made from the last report, there were 169 paid members instead of 166.

IV. Old Business

A. 2024 Budget:

The '24 budget is substantially the same as last year. More time was given to board members to review. It will be finalized next meeting.

B. 2024 Dues Drive:

Mailings have been completed.

C. Hanley Property Sale:

The property sale has been completed and closed for \$1,000,000. It has a new address of 985 Hanley Avenue.

D. Neighborhood Boundary Signs:

The signs have been refreshed at the Hanley and Tigertail entrances thanks to James.

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V. New Business

- A. Investment Property Concern:
An investor who owns a property in Tract 14944 is proposing two units on one lot. Our new CC&Rs include measures that do not allow lot split or multi-family housing.
- B. Damage from Historic February 15" Rain Accumulation:
There has been serious rain damage on CHA land and private land. Kate and John are working on drainage issues coming down onto CHA property.

VI. Committee Reports

- A. Archive:
Refiling and reorganization required. A discussion was had about cleaning and refitting the space to be more workable for storage needs. The committee will review options to present to the board.
- B. BCC:
Kate and Kathy attended and reported on the meeting, which focused on crime; property crime is up across Los Angeles, but in general, is down in Crestwood Hills. Block captains are a major deterrent.

Brentwood-area block captains of various neighborhood watch groups met.
- C. Communications and CC&Rs (Combined):
A Q&A is still being organized. A postcard will go out before the meeting, which is planned to be on Zoom.
- D. Underground:
Kate and Kathy met with our council person January 25th. Councilwoman Traci Park has agreed to review the merits of our petition. It will be District 11's to present it to the LA City Council as a formal next step.
- E. Membership and Events:
Lauri shared that the committee has welcomed 4 new neighbors.
- F. Safety:
A motion was made by Kathy to change the committee name to the CHA Neighborhood Watch Committee. It was seconded by James and passed unanimously.

Kathy is exploring neighborhood cameras, which may cost \$2500 a year plus \$650 installation.

Rodriguez Landscaping will be doing the brush clearance again this year using both goats and manpower to clear CHA properties.

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VII. Public Comment

Greg Schultz discussed concerns about speeding, neighbor relations and continuing construction at the top of Kenter. A storage bin at the top of Kenter is parked illegally in an area that now has permanent no parking signs. The signs were requested by the homeowner and the city enacted the change for fire safety reasons, but without notifying adjacent neighbors. The parking enforcement is proving challenging for many neighbors who no longer have guest parking. The Code of Conduct in the restated CC&Rs was discussed. Kate also shared that she will be taking a representative from the Councilwoman's office to review the situation.

VIII. Next Meeting:

The next meeting will be held May 15th at 7:00 pm via Zoom.

IX. Adjournment:

The meeting was adjourned at 8:03 pm.