

# CHA

Crestwood  
Hills  
Association

## Minutes

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### Board of Directors Monthly Meeting

May 15, 2024  
7:00 pm

Via Zoom

#### **Present:**

Kate Blackman, Lauri Gaffin, James White, Chris Wilcha, Kathy Morgan, Peter Grueneisen (recording), Mike Odenheimer, John Haley, Rob Plotkowski

#### **Guests:**

Sharon Blair, Paul Rosenberg, Tim Rand-Lewis

#### **Absent:**

Tony Salem, Cory Buckner

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

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

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

Mike made the motion and Kate seconded to approve the March 2024 minutes. The motion was passed unanimously.

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

Kate reported on behalf of Tony, who was absent. The investment fund with Morgan Stanley has about \$110,000. 109 members have paid dues. All bills have been paid except for brush clearance.

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

- A. Councilwomen Park's Crestwood Hills Visit:  
Councilwoman Traci Park did not end up visiting, but her Brentwood/Pacific Palisades/West Los Angeles Field Deputy, Michael Amster, did. He got a tour of the neighborhood and some of the homes. Challenges were discussed, including overhead wires, landslides and the Preschool use of the park. He also received a copy of Cory Buckner's book on Crestwood Hills.
- B. Weather Damage Restoration:  
Hillside planting and jute application is ongoing.

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

- A. Event for 2024:  
Kate asked the board to weigh in on the feasibility of organizing a neighborhood event in 2024, potentially with a speaker and possibly on the same day as the annual meeting. Chris mentioned it might be too much given the time allotted to

neighborhood business. Everyone agreed that it was a good idea and should take place in the fall, around Halloween, but not be conflated with the meeting.

## **VI. Committee Reports**

### **A. Archive:**

Kate reported for Cory. The archive was in good shape in terms of weathering the winter, but should be evaluated for a refresh, improve shelving and cabinetry, and potentially adding one or two desks. There is a need for improved storage. The committee will meet to look at and discuss with a small group of members with architectural/construction background soon.

### **B. BCC:**

Kathy and Kate went. Subjects discussed were crime reporting, general issues. The city attorney is scheduled to visit next month.

### **C. CC&Rs:**

Tract 14944 has reached a majority as well as additional signatures and will be recorded as soon as next week. Mike has documented information for tract homeowners explaining the changes that will occur, mainly regarding architectural rules and dues, which will be mailed to homeowners. Additional votes will continue to be welcome and can be added to the recording if enough are received. No special events were needed to get the signatures.

An event was discussed as a benefit to help homeowners finalize their decision in the other tracts.

### **D. Communications:**

A newsletter went out and had a good open rate. The next newsletter is planned for the summer.

Dues reminders were mailed. Outreach has resulted in 109 paid members so far this year.

### **E. Neighborhood Watch: (formerly Safety)**

Brush clearance came in on time and below budget. One goat was bitten by a rattlesnake and the shepherds warned that there are many more snakes in the canyon this year.

Fire inspectors are doing inspections early this year, so it is important to get clearance done now.

Research on Flock Cameras is ongoing. The BHA is reviewing another company, which will help inform the committee's efforts. Kathy and James are talking to Homewood Safety Group regarding their camera experience.

Fire Safe Council: Kathy reported on the neighborhood's efforts to become Fire

Safe certified, which we hope will positively impact insurance rates for our area. Measures to harden houses were discussed, including using 1/8" mesh on vents, moving trash cans to street during Santa Anas. There is a meeting on Thursday evening to discuss fire risk and Kathy will send out the information to everyone.

**F. Underground:**

The effort to put the petition in front of the City Council is moving slowly in city circles but remains a priority important for fire safety. Ideas are welcome on how to move it forward. Richard Rothstein asked about bonds and grants; committee members responded that these will be pursued but a cost evaluation is needed from LADWP first.

**G. Membership & Events:**

Lauri gave out welcome packets, including one for the open house to the realtor for 1095 N Kenter. four houses are for sale in Crestwood Hills and one house is for rent.

**VII. Public Comment**

Tim Rand-Lewis mentioned that people are using the dog park and inquired about the status of the lower park.

Board members responded that it is indefinitely closed; nobody is supposed to be using it as the area needs significant repairs after a person was injured during the winter flooding. A representative from Park and Recs informed Kate that they are backed up getting through all the county weather-related repairs and it is not clear when they'll get to it.

The issues involving the storage container and no-parking signs at the top of Kenter were discussed.

**VIII. Executive Session**

**IX. Next Meeting:**

The next meeting will be held July 17th at 7:00 pm via Zoom.

**X. Adjournment:**

The meeting was adjourned at 8:02 pm.