

CHA

Crestwood
Hills
Association

Minutes

Board of Directors Monthly Meeting

July 17, 2024
7:00 pm

Host: via Zoom

Present:

Kate Blackman, James White, Chris Wilcha, Kathy Morgan, Tony Salem, Peter Grueneisen (recording), Mike Odenheimer

Guests:

Tim Rand-Lewis, Richard Rothstein, Shel Brucker

Absent:

Lauri Gaffin, Cory Buckner, John Haley, Rob Plotkowski

I. Call to Order:

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

II. Approval of Minutes

Mike Odenheimer made a motion and Kathy Morgan seconded to approve the May 2024 minutes. The motion was passed unanimously.

III. Treasurer's Report

Tony Salem reported that the investment fund with Morgan Stanley had a return of plus 8% over the last three months and 124 families have paid dues so far for a total of about \$18,400, in line with last year.

IV. New Business

A. Annual Meeting:

The Annual Meeting is scheduled for October 20, 2024, at 3 pm, in person at Crestwood Hills Park. There will not be an associated event scheduled for the same day. The question of a microphone system for the meeting was discussed. It is not clear yet if the meeting will be held indoors or outdoors.

V. Committee Reports

A. Archive:

Kate Blackman reported for Cory Buckner. There was a meeting at the archive room last week to survey and measure the current situation. The archive is in good shape, no water damage, but musty and bugs and dust are accumulating. Preservation of materials is critical. Peter Grueneisen's office will draw up the space and possible improvements to shelving and cabinetry, and desks. There is a need for a computer server, storage for central files. Preservation of records in digital form and better storage options for plans was discussed. The Preschool is

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closing August 8th, too soon to do work then. The plan is to aim for the next break for improvements.

B. CC&Rs:

Tract 14944 was recorded with the County of Los Angeles. Packets were mailed out to all homeowners in Tract 14944, with a letter explaining the situation and with a copy of the Tract 14944 CC&Rs as recorded. Outreach to the remaining Tracts 15905 and 14122 is ongoing.

C. Communications:

- a. Insurance Survey: A short survey regarding the current homeowner's insurance issues is planned to be emailed out soon. Questions to include in the survey are welcome to be submitted.
- b. Dues Reminder Postcard Mailing: Another reminder will be mailed out soon. Dues for Tract 14944 are now mandatory.

D. Neighborhood Watch:

- a. Kathy Morgan reported on several incidents during June and July, including a break-in with no major damage and some suspicious cars in the area. There was a water outage on Deerbrook in July. The Homewood Neighborhood Watch also reported a break-in during daylight hours. Efforts to sign up more areas are ongoing and neighborhood block captains are needed. Kathy mentioned the use of WhatsApp to get more groups included. She will send tips for setting up additional neighborhood groups.
- b. Fire Safe Council: WhatsApp is useful for fire notifications as well. It was reported that 20x as many acres have already burned in CA than last year. Recommend app: Watch Duty from Watchduty.org for fire maps and alerts. A demonstration to look at pool water pumps was discussed.
- c. Many more animals are seen even during the day, including coyotes, bobcats, a gray fox. Rattlesnakes are more prevalent too.
- a. Concerns were also discussed about streets blocked due to construction and private events, especially during fire season.

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- E. **Underground:**
Still moving slowly, research for possible funding going on. Still waiting for Councilwoman Park to present to City Council.

- F. **Welcome/Membership:**
Welcome packages are up to date. Outreach to potential buyers continues, with guidelines, recommendations and tips. Approvals by the CHAC can only be granted to actual owners, not before purchasing a house. Five houses are for sale and one new house on Stonehill is for rent. The house on Upper Kenter has been rented. An article in the WSJ about a house in Crestwood Hills was mentioned.

VI. Public Comment

There was no public comment.

VII. Next Meeting:

The next meeting will be held September 18, 2024, at 7:00 pm via Zoom.

VIII. Adjournment:

The meeting was adjourned at 8:05 pm.