

# CHA

Crestwood  
Hills  
Association

## Minutes

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### Board of Directors Monthly Meeting

September 18, 2024  
7:00 pm

Host:  
Via Zoom

#### **Present:**

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

#### **Guests:**

Tim Rand-Lewis, Richard Rothstein

#### **Absent:**

Chris Wilcha

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

The meeting was called to order by Kate Blackman at 7:08 pm.

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

Mike made the motion and Lauri and Kathy seconded the motion to approve the minutes of the July 2024 meeting. The motion was passed unanimously.

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

Tony reported CHA funds are holding steady. There are 131 paid members bringing in \$19,850 with many members paying more than the minimum. The preschool is current on their rent and often pay early.

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

##### **A. Annual Meeting:**

The annual meeting is still scheduled for October 20<sup>th</sup> at the clubhouse despite the reservation not being finalized. Up for election are Cory, Lauri, John, Kathy, and Chris. The focus, in addition to general updates and ongoing CC&Rs outreach, will be on greater Brentwood crime and Firewise and Fire Safe Council efforts. Guests will be Thelma Waxman, President of Brentwood Homeowner's Association, and LAPD Senior Lead Officer Matthew Kirk. A table will be set up for Neighborhood Watch. Cory suggested showing the Israel House video.

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

##### **A. Crestwood Hills Park:**

There is no park director on site at present time. The park director now oversees multiple parks and recreation facilities on the Westside.

## VI. Committee Reports

- A. Archive:  
Cory will measure the room per Peter's proposed plan. A workday will be arranged to put the plans back in order before the room overhaul.
- B. BCC:  
Kathy reported on the past two meetings. Traci Park attended both. San Vicente will be closed November 17<sup>th</sup> will be a home run for kids. Brentwood Science Magnet School's Brentwood Green Park is now open to the public on Sunday, but no dogs are allowed. No dogs are allowed at the Brentwood Farmers' Market.
- C. Communications:  
The dues reminder postcard mailing is to go out soon. The summer newsletter went out. A one-time print version of the newsletter is being considered to get more members to sign up for the mailing list.
- D. CC&Rs:  
The next CC&Rs Q&A will be on September 26 at 6pm at the park. We need more signatures for Tract 15905. John volunteered to walk the streets to get signatures. There's less cohesion in this tract because of safety concerns and recent home sales, which should be helped by efforts to grow Neighborhood Watch.
- E. Underground:  
The motion has been made to the LA City Council by Traci Park and her team to regarding authorization for the LADWP study on what logistics and costs are involved to bury the power lines in Crestwood Hills. The motion is in the queue to be presented for approval, which is required for the LADWP to do their analysis.
- F. Membership and Events:  
Lauri reported that there are three houses for sale in Crestwood Hills: 1504 N Kenter, 1075 Hanley and 901 Hanley. 801 Hanley may shortly be on the market. 1432 and 1422 N Kenter have sold.
- G. CHA Neighborhood Watch:  
Kathy reported burglaries are up by 45% in the greater Brentwood and hot prowls are up 300%. Mayor Bass has requested a higher police presence in our area. The new Burglary Hotline is 877-542-9370 for any tips or leads on illegal activity. 911 is understaffed and working to correct their performance issues—it takes a year to train new staff. There will be an emergency preparedness meeting October 5<sup>th</sup> at the Skirball from 9am – noon.

The Committee is looking for block captains for Kenter, Kenter Way, Lower Tigertail, Lindenwood Ln, Bluegrass Ln, Bluegrass Way, Rochedale Way and Cloud Ln.

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- H. Finance:  
Tony is interviewing accounting firms to do CHA taxes. The proceeds from the property are being invested conservatively keeping \$100,000 into the checking account, \$150,000 in treasury bills and the rest in conservative stocks.

**VII. Public Comment**

There was no public comment.

**VIII. Next Meeting:**

The next meeting will be the Annual Meeting October 20 at 3:00 pm in the park.

**IX. Adjournment:**

The meeting was adjourned at 8:03 pm.