

CHA

Crestwood
Hills
Association

Minutes

Board of Directors Monthly Meeting

January 22, 2025
7:00 pm

(Rescheduled from
January 15, 2025, due
to the Palisades Fire)

Host:
Cory Buckner
990 Hanley Ave

Present:

Kate Blackman, Lauri Gaffin, James White, Tony Salem, John Haley, Peter Grueneisen, Chris Wilcha, Kathy Morgan, Robert Plotkowski, Cory Buckner (recording)

Guests:

Tim Rand-Lewis, Richard Rothstein, Greg Schultz, Greg Serrao

Absent:

John Haley

I. Call to Order:

The meeting was called to order by Kate Blackman at 7:03pm.

II. Approval of Minutes

Minutes from the November 2024 meeting will be sent to board members via email for approval.

III. Treasurer's Report

Tony reported CHA funds are holding steady. There were 171 paid members in 2024; to date we have 39 paid members.

IV. Old Business

A. Ratification of 2025 Committees and Goals:

The ratification was postponed until the March Board Meeting, pending the approval of a new board member.

Cory made a motion to establish the dispute resolution committee, Lauri seconded the motion, and it passed unanimously. The committee's official name will be the Dispute Resolution Committee.

B. 2025 Budget:

The 2025 budget went out to the residents of Tract 14944 since they have adopted the Restated CC&Rs.

C. 14944 Tree Guidelines:

Additional edits were made to the 14944 Tree Guidelines approved in the November Board Meeting. It was announced that the board had approved the

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additional edits by a vote of 8-2. The updated Guidelines for Tract 14944 are now posted on the website.

D. New CHAC Member:

Greg Serrao asked the board to approve the Committee's selection of Tony Lewis (AIA, LEED AP, CASp) to replace Michael Palladino (FAIA, FAAR), who is retiring from the CHAC after many years of service. Kathy made a motion to ratify the appointment, Rob seconded, and it passed unanimously.

Greg informed the board that the CHAC will be reviewing the architectural guidelines to consider modifications to address fire-resistant construction, and that there have been no submissions to the committee for several months.

E. New Board Member Appointment:

Greg Schultz was proposed for the open position, a post he held previously. Greg shared his interest in returning to work on behalf of the community.

V. New Business

A. Palisades Fire:

The Palisades Fire was discussed. A strike team has been staying at the top of Kenter and will likely be working in the area until we get rain. Cell tower efforts and a planned SWOT Session were discussed. Crestwood Hills Neighborhood Watch performed admirably. Kate thanked Kathy for coordination of block captains and city contact during the crisis and James and Chris for working as scouts. Thelma Waxman with the BHA, Traci Parks, the CD11 team, John Binder with Mandeville and Steve Drimmer with Mountaingate were also thanked.

B. 2025 Neighborhood Event:

It was suggested we have an event in April bring the community together and to recognize people who helped save our neighborhood during the Palisades Fire.

C. 2025 Meeting Dates:

Board members were provided the schedule of meetings for the year. The Annual Meeting has tentatively been scheduled for October 19th.

(All Dates are on the third Wed of odd-numbered month at 7pm, except the Annual Meeting)

> March: 3/19

> May: 5/21

> July: 7/16

> September: 9/17

> October Annual Meeting: Sunday, 10/19 at 3pm

> November: 11/19

VI. Committee Reports

- A. Archive:
New storage materials, including boxes for the plans, will be ordered.
- B. BCC:
The meeting was postponed due to the Palisades Fire.
- C. Finance:
An email announcement went out the first week of January and a dues mailing will go out shortly. Kathy made a motion to extend the dues deadline from the end of January to the end of February because of the fire. Chris seconded the motion, and it passed unanimously.
- D. Undergrounding:
The LADWP has acknowledged the undergrounding effort in Palisades Town Halls. Their feasibility study, approved by the LA City Council, will determine logistics and costs. The Palisades Fire has made burying power lines more relevant.
- E. Neighborhood Watch:
It was suggested that we sign up individually for WhatsApp, which is a good way to communicate during emergencies.
- F. Tree Committee:
There have been a couple of issues before the Committee. Lisa Smith, an Arborist, is an expert who may be called upon.
- G. Welcome Committee:
Two holdovers from November need to be welcomed.

VII. Public Comment

Tim Rand-Lewis asked about the mud on Hanley, which was caused by water being left on during the evacuation.

VIII. Next Meeting:

The next meeting will be held March 19th at 7:00 pm via Zoom, provided a quorum is available.

IX. Executive Session:

The Board moved into Executive Session.

X. Adjournment:

The meeting was adjourned at 7:53 pm.