

# CHA

Crestwood  
Hills  
Association

## Board of Directors Monthly Meeting

November 20, 2024  
7:00 pm

Host:  
Via Zoom

## Minutes

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### Present:

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

### Guests:

Richard Rothstein, Paul Rosenberg

### Absent:

James White

### I. Call to Order:

The meeting was called to order by Kate Blackman at approximately 7:13 pm.

### II. Approval of Minutes

Minutes from the October Annual Meeting and the September Board Meeting were approved unanimously.

### III. Treasurer's Report

Tony Salem provided the Treasurer's Report. We have 163 members and have collected \$26,050.00 in dues payments.

### IV. Old Business

#### A. 2024 Annual Meeting:

The annual meeting agenda was discussed. Kate felt it was a successful meeting despite less turnout than previous years. People may have felt less urgency. Having a microphone made a difference. She thanked all for their participation. Kathy reported that several people stepped forward to volunteer to become block captains.

### V. New Business

#### A. Election of 2025 Officers:

Kate Blackman, President, Kathy Morgan, Vice President, Tony Salem, Treasurer, and Cory Buckner, Secretary. Lauri made the motion to approve the officers and John seconded it. It passed unanimously.

#### B. New Board Member Search:

Mike Odenheimer has resigned from the board. Board members expressed their sadness upon receiving the news and extended their gratitude for his

outstanding service to the community. The board will begin searching for a new board member.

C. Selection of 2025 Committees:

The board reviewed the committee list and discussed the formation of a new Appeals Committee, consisting of three members, including one architect, as required by the restated CC&Rs for Tract 14944. The Appeals Committee will address objections from owners regarding decisions made by the Architecture Committee. Rob moved to establish the committee, with Lauri seconding the motion, which passed unanimously. The committee will be formalized at the January meeting, as will the name of the committee. Other name options discussed were the Governance Committee and the Dispute Resolution Committee.

With Mike's resignation, the board discussed who would fill his posts on the Finance, Legal and CC&Rs Restatement Committees.

D. Tract 14944 Restated Procedural Updates

- a. The budget, which was sent to board members by email for review prior to the meeting, is required to be approved by the board and distributed to membership by December 1<sup>st</sup> for the coming year. Kathy made a motion to approve the budget, Chris seconded it, and it passed unanimously. The budget will be distributed to members in Tract 14944 by email.
- b. 2024 Dues: Kate recommended that dues, now mandatory for Tract 14944, remain voluntary for 2024 since the Restated CC&Rs were recorded mid-year. Kate made a motion to implement mandatory dues starting in 2025 and Kathy seconded. The motion passed unanimously.
- c. Tree Guidelines: the Tree Guidelines & FAQ were updated to coordinate with the Restated CC&Rs. To engage the Tree Committee now requires an agreement form to be completed by the concerned party and a fee of \$250. Rob wrote the original Guidelines. The revisions were approved by the Legal Committee and CHA's attorney. The draft was distributed to board members prior to the meeting for review. John made a motion to approve the updated guidelines, Lauri seconded it. The revised Tree Guidelines & FAQ for Tract were adopted with 8 votes in favor, 0 opposed and 1 abstention.
- d. Architectural Committee Member Terms: Member terms will transition from lifetime appointments to six-year terms. With the

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first member, Michael Palladino, having resigned, the CHAC will seek a replacement, subject to board approval. Moving forward, a new committee member will be appointed every two years. A member may serve another term if no replacement is available. The CHAC is made up of two architects and one lay person.

## E. 2025 Goals

Board members discussed 2025 priorities, which will be finalized in the January Board Meeting. The main priorities in 2025 will be to obtain approval for the Restated CC&Rs in Tract 14122 and Tract 15905, and to complete the implementation of any new procedures required by the adoption of the Restated CC&Rs in Tract 14944.

## VI. Committee Reports

(In lieu of formal committee reports, a few committee updates were provided.)

### A. Archive:

The Committee members are Peter, Chris, and Cory. There was discussion of how to house the archive other than the current archive room. Kate suggested bringing other people outside of board members onto Committees, such as the Archive, Communications and Membership & Events Committees.

### B. BCC:

The representative for 2025 will be Kathy with Kate as alternate. At a recent leadership breakfast for CD11 leadership, including the BCC, BHA, Mountaingate and Mandeville Canyon Associations, the atmosphere was upbeat. The new Chief of Police was introduced and pledged to combat crime. During roundtable discussions, key neighborhood issues were addressed, including cell phone signal challenges and strategies to enhance transmission in hillside communities. The CHA, BHA and Mandeville Canyon Associations are considering adding signal boosters to improve coverage. Park system maintenance and efforts to mitigate abandoned lots in Brentwood were also discussed with city officials. It was noted that neighborhood initiatives continue to benefit from the Association's community outreach efforts.

### C. Communications:

Another dues reminder postcard will be mailed to membership before the end of the year.

### D. Undergrounding:

The City Council voted unanimously to proceed with the LADWP feasibility study. Traci Parks will keep us updated.

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## **VII. Public Comment**

Paul Rosenberg thanked the Board members for their contributions.

John Haley inquired about the repairs in South Park. There has been no update, so a board member will reach out to the Park and Recs Department.

John Haley inquired as to when the erosion measures approved by the board previously would begin. Kate responded that Rodriguez Landscaping has been hired to apply jute and a seed mix, and that the work would take place prior to the onset of the rainy season.

## **VIII. Next Meeting:**

The next meeting will be held January 15, 2025 at 7pm, provided a quorum is available.

## **IX. Executive Session:**

The Board moved into Executive Session.

## **X. Adjournment:**

The meeting was adjourned at 8:01 pm.