



## **CCCHA Board of Directors Meeting**

**April 15, 2025**

Called to order at 7:03pm by President Allyson Saunders. Meeting was held via Zoom.

**PRESENT:** Zahi Ashkenazi, Alexandra Conrad, Jerry Davison, Lawrence Grey, Irene Kitamura, Graham Larson, Polly Powers, Mike Quinn, Allyson Saunders.

**ABSENT:** Derek Barton, Danny Brown, Brad Christensen, Alexis Dumortier, Bob Guerin, Eli Mizrahi.

**MINUTES** of March 18, 2025: Motion by Jerry; Zahi seconded; unanimously approved.

**PRESIDENT'S REPORT:** Allyson thanked everyone for attending the meeting since it was a Jewish holiday, which was part of the reason for a few absences.

**TREASURER'S REPORT:** Irene reported that, out of 407 members in the CCCHA, 255 homeowners have paid their 2025 dues; 152 homeowners have not paid yet, which totals around \$60k for 2025; \$70k worth of dues is still owed pre-2025. 29 people owe over \$1,000 each.

**FINANCE COMMITTEE REPORT:** Mike reported that the investment account is doing very well.

- The Finance Committee addressed the issue of charging interest and late fees for HOA Dues not paid. Mike made a motion that, all homeowners will be informed in writing that, effective July 1, 2025, a 5% late charge will be added to any unpaid 2025 dues. In future years, a 5% late charge will be added to any unpaid dues for that year 60 days after initial invoicing. Also, effective July 1, 2025, all unpaid and outstanding dues and late charges, whether arising from the current year or past years, will be subject to interest at a rate of 5% per annum, such interest to be charged, compounded, and added to the outstanding balance on December 31 and June 30 of each year. Irene seconded. Unanimously passed.

**SAFETY COMMITTEE:** Allyson reported for Alexis that there is a new MY311 app that everyone should download.

- The new patrol car that the Board approved for 40 more hours a week will start tomorrow. The more people that sign up with APS the cost of the additional car will come down proportionately.
- Allyson & Derek joined the Zoom call with our councilwoman Katy Yaroslavsky, our Senior Lead Officer Chris Baker and residents of the Cheviot Hills Neighborhood Association to discuss crime and safety in our neighborhood. Crime has been down since January because of more patrols, cameras, and neighborhood watch groups. Katy has funded additional patrols and foot patrols as well as overtime pay to keep our burglary task force strong. So far, the burglary task force has arrested three individuals linked to many of the burglaries in Cheviot Hills, which has led to the decrease in crime.
- LAPD morale has improved due to the new DA who is not afraid of prosecuting the arrested criminals.
- Katy is also looking to find funding for speed humps for our area. She and her transportation deputy will also do a walkabout with us at our roundabout at Queensbury, Earlmart and Patricia to find a solution to the many cars speeding through that danger zone. Speed humps were suggested for each of those streets.

**ARCHITECTURE COMMITTEE:** Allyson reported that people are moving, and developers are taking houses down and rebuilding. • Still dealing with the legalities of the ADU that one developer has proposed.

**TRAFFIC COMMITTEE:** Allyson reported for Brad that we still can't get an electrical line to fix the gate at the Woodbine cul de sac. Neither of the contiguous neighbors want to help us out with a simple low voltage wire from their property. If we can't get a low voltage wire to fix the electronic lock, the lock would have to be removed allowing access to all foot traffic, which is a shame because it has deterred crime since it was installed. • Philo cul de sac has a similar situation where one homeowner is opposed to a gate there even though all her neighbors on that street desperately want it, especially since they had a burglary on Philo recently. Allyson has talked to our City Council office for a solution.

**COMMUNICATIONS COMMITTEE:** Allyson reported for Derek that our website is up to date.

**LEGAL COMMITTEE.** Mike reiterated the ADU legal issue that Allyson mentioned earlier.

**GREEN COMMITTEE:** Allyson reported for Alexis that Derek had volunteered to reach out to the Urban Forestry Division and a premium tree service company, both of whom he has worked with in our HOA, in order to spot danger zones where other big trees may fall over like the big one on Dannyhill did last month. He will have a report soon. • Discussion on what we can do when a homeowner lets their landscaping get out of control.

**FILMING COMMITTEE:** No filming in our HOA since last Board Meeting. Filming revenue still at \$6,500 for 2025.

**BLOCK PARTY COMMITTEE:** Nothing new to report.

**WNC REPORT:** Allyson reported that she does not have an update on the indoor shooting range or the Rancho Park Golf Course concession project. • There is talk about a proposal to make improvements to Triangle Park, which is outside our HOA, and opposition from the contiguous homeowners.

**CD-5 REPORT:** A "Safe Zone" meeting between certain gangs had met in Rancho Park on April 10th. It wasn't coordinated with the LAPD as is typically done, which is why there was a rush of patrol cars and helicopters on the scene. These meetings are permitted and scheduled for each April 10<sup>th</sup>, May 10<sup>th</sup> and June 10<sup>th</sup>.

**RECOGNITION:** None.

**OLD BUSINESS:** None

**NEW BUSINESS:** None.

**MEETING ADJOURNED** at 7:41pm.

**NEXT BOARD MEETING:** May 20, 2025

Respectfully submitted by Derek Barton, Secretary