

Kentwood Home Guardians – Monthly Open Board Meeting Agenda

Wednesday, April 14, 2021 @ 7:00 p.m.

** Zoom Meeting **

Call to Order - 7:03 pm

Present: Alyssa Bost, 1st VP; Tracy Thrower Conyers, Secretary; Deborah Wettstein, Treasurer

Absent: Aaron Torrence, President (unexcused)

Brief Introduction of Board Members and Meeting Procedures

1. Preliminary Community Comments

- a. Josie J - lives on 78th Street about excessive filming on 78th Street
 - i. Deborah responded as a fellow 78th St resident
 1. No businesses allowed in DPRs
 2. Tracy also brought up that nuisances are not allowed either in DPRs
- b. Tom Koranda
 - i. Regarding the filming on 78th, there were a hundred people on 78th today, complete with catering and we're still in a pandemic
 1. He's been in touch with FilmLA as a homeowner
 - ii. Wants more community meetings like the Listening Sessions we've started
- c. Greg Avale - 310.645.8748 by phone
 - i. Also wants more people at the meetings
 - ii. Is concerned about crime in North Kentwood, especially as it relates to home values and our older neighbors
 - iii. Wants our area gated and some access points cut off; understands this will cost money but he is willing to crunch the numbers and negotiate with the city
 - iv. He's been here since 1995 and sees things getting progressively worse
 - v. He is willing to get involved, including going door to door to hand out flyers

- vi. “Wants drastic action now” and wants this to be our top priority
 - d. Tommy Roys
 - i. Shared her experience with filming on her street on another occasion
 - e. Linda Kokelaar
 - i. Added her thoughts on filming and gating Kentwood
 - ii. Envelope opener wasn’t on the agenda as she asked for
- 2. Guest speakers: Benjamin Walker and Kinikia Gardner of Los Angeles City Planning to provide an update as to where the planning process is with respect to the overall community plan. (15 min)
 - a. Kinkia - kinikia.gardner@lacity.org
 - b. Kinikia presenting:
 - i. Gave an overview of our Plan Area
 - ii. Described the purpose of the Plan
 - iii. Described key events - 5 phases of approving an Updated Plan – we are moving into the consult phase and out of share phase
 - iv. We are 3 years into process of updating the current Plan
 - c. Ben presenting:
 - i. Planning released the first iteration of Plan Update for Westchester/Playa last summer
 - ii. They will be sharing comments in the next month or two
 - 1. Regional Centers intended for our area - Playa Vista, Century Blvd & Howard Hughes
 - 2. Manchester Corridor – nothing has changed
 - 3. Industrial properties - still looking for input
 - iii. EIR will kick off soon with a scoping meeting with public comment
 - iv. This is a multi-year process and nothing is set in stone until the City Council votes to adopt the Plan, and that is probably still a couple of years out
 - v. Zoning code is in process of update (recodeLA)
 - 1. We will all have new zone streams for our parcel numbers
 - vi. www.planning4la.org/planningthewestside for more information
 - vii. Ben won’t comment tonight on how plan is changing in response to public comments
 - viii. Acknowledged that they got a lot of public feedback

- ix. Kinikia has not seen the Pat Lyons/Cyndi Hensch group report (a report submitted by 12 community members, including 4 KHG members)
- x. Community member asked about the Emerson/80th Node on the map
- xi. Community member asked about Manchester Corridor Center area
 - 1. This is the area on Kentwood's southern boundary
 - 2. Ben says the City wants to accommodate more housing, especially affordable housing, and says this area is ideal due to its proximity to commercial areas and transit
- xii. Tracy asked whether RHNA housing numbers have been allocated to our area yet. Kinikia says they hope to have housing number requirements by the end of the year
- xiii. Deborah asked how HOA rules impact Community Plans – Kinikia has no answer at this point

3. Officer Reports

- a. Secretary's Report – review & approve the following board meeting minutes:

- i. May 20, 2020 (regular meeting)
- ii. June 17, 2020 (regular meeting)
- iii. July 22, 2020 (regular meeting)
- iv. July 30, 2020 (executive session)
- v. February 2021 (regular meeting)
- vi. March 2021 (regular meeting)
- vii. Tracy made a motion to approve all six sets as a block, Alyssa seconded, motion carried 3-0

- b. Treasurer's Report - review & approve P&L's and Balance Sheets:

- i. February 2021
- ii. March 2021
- iii. Deferred to next meeting
- iv. Deborah commented on assessment collection receivables and wants an amnesty program included in the 2nd notice mailing
 - 1. Tracy objected to not having a specific plan in front of the Board tonight and proposed a special meeting to approve a formal plan

2. Audrey recommended any program we design should have a short time horizon

4. Committee Reports

a. Architectural Review Committee – update & report

i. Tom Koranda reported

1. ARC met April 5th via zoom
2. Reviewed the ARCC job description and confirmed the committee doesn't presently have a taker for the permanent position
3. Aaron Torrence emailed Tom is leaving ARC; nobody has been able to reach Terry Walton
4. 7226 El Manor plans - 2nd story and forward garage (Tom reports the DPRs allow these features at ARC discretion)
 - a. ARC approved plans 3-0
5. Need two more members to join the Committee to replace Aaron & Terry
6. Other plans
 - a. 7948 Chase - expecting submittal
 - b. 6453 W 80th PI - plans submitted; ARCC requested additional information
7. There may be other projects that have fallen through the cracks with Aaron's departure; Tom and Audrey are investigating

b. Outreach Committee – update & report

i. Alyssa reported:

1. Committee is brainstorming ways to raise awareness on Lot 87 issue
2. May 5th is next Listening Session

c. DPR Restatement Committee

i. Need volunteers

5. Operation Manager's Report

a. Kudos and Complaints Log

- i. Community complaint emailed to office about excessive filming on 78th Street (related to comments by separate members in community comments at beginning of the meeting)

- b. Assessment Update

- i. Audrey is working on the spreadsheet for the 2nd Notice of Unpaid Assessment mailing

6. New Business

- a. Approve budget for fiscal year commencing June 1, 2021

- i. Budget

- 1. Budget presented contemplates no increase in assessments
- 2. Tracy moved to approve the budget as presented, Alyssa seconded, motion carried 3-0

- b. Approve Annual Disclosure Statement

- i. Tracy moved to approve the statement and supporting package, Alyssa seconded, motion carried 3-0

- c. Update on Investigation Into HOA Services

- i. Alyssa reported:

- 1. She's investigating what other small HOA's are using
- 2. The first company she talked to is too expensive and won't be a contender for us; that provider recommended a couple of others for Alyssa to talk to

7. Unfinished Business

- a. Deborah as signer on KHG bank accounts

- i. Still in process

- b. Election Update

- i. Status of candidate nominations
 - 1. No candidate submissions other than Deborah
 - 2. After discussing the timing of the ballot mailing with Inspector Linda Kokelaar, the Board agreed to extend the nominations period to April 30, 2021 at 5 pm
- ii. Reminder of May Forum
 - 1. The candidate forum will be held at our regular Board meeting on May 19, 2021
- iii. Inspector Update
 - 1. No update

8. Further Community Comments

- a. Tommy Roys
 - i. Minutes - wants the community to have minutes before they are approved by the Board
 - 1. Alyssa pulled up Davis Stirling and confirmed there is no requirement that draft minutes be posted and available before 30 days
 - ii. Tommy's opinion is that we don't need Board approval to buy the envelope opener
- b. Margot Wilk
 - i. Lives in Kentwood with two young children
 - ii. Wants to know if there are any plans to create any park spaces within Kentwood
 - iii. Willing to lead an effort to get more space
- c. Linda Kokelaar
 - i. Wants to know if the ARC has been added to the insurance policy
 - ii. Linda asserts that Audrey was tasked with getting ARC added to the policy
 - 1. Audrey's recollection is that the question she was researching is whether our general policy limits are adequate
 - 2. Audrey also recalls that our attorney raised the issue whether we are missing a certain "gap" coverage

3. Audrey doesn't recall ARC being part of the scope of her research and also reports that she didn't get very helpful information when she contacted brokers for quotes
4. Deborah asked Audrey to confirm with our existing broker that ARC is covered under the policy we have

Adjourn Meeting - 9:00 pm

Tracy Thrower Conyers,
Secretary

DRAFT