

KENTWOOD HOME GUARDIANS MEETING MINUTES  
Monthly Board Meeting – Tuesday, May 8, 2018 @ 7:00pm  
Fire Station #5 Community Room – 8900 S. Emerson Avenue

Present: Tracy Thrower Conyers, President; Aaron Torrence, 1<sup>st</sup> Vice President; Marion Koh, 2<sup>nd</sup> Vice President (came in after start of the meeting)

Absent: Todd Harris, Treasurer (excused); Chris Blatter, Secretary (excused)

1. Call to Order – Called to order at 7:03 pm by Tracy Thrower Conyers

2. Officer Reports

a. Secretary's Report

- i. Reviewed, motion made to approve as written/presented and seconded for the March 21 (regular meeting), April 10 (regular meeting) and April 24 (special meeting) minutes
  - a. Community member raised concern about Board's recent use of UWC. Says that per Davis Stirling, this method hasn't been used since 2012 and that the Board should have used an Executive Session. Tracy said this concern would be investigated. Signed UWC's will to be posted separately on the website minutes page.
  - b. Community member also asked for update on Grinder property (item 3.iv in 4/10 minutes) and expressed her continuing concerns regarding the lack of sufficient parking; safety issue for neighborhood (fire, earthquake, traffic congestion). It was repeated that KHG is not taking a position as a Board because there is no apparent violation of the DPRs and there are some in the community who view the project as a positive.

b. Treasurer's Report

- i. Treasurer was absent but April P&L and Balance Sheet were made available to community members.

3. Committee Reports

a. Architectural Committee

- i. Accessory Dwelling Units (ADU's) are being built in Kentwood and a question has come up regarding the Board's position on these units. LA City does allow them but the DPR'S state that Kentwood properties are single family dwellings/residences. Tracy proposed the idea/possibility of including a survey in an upcoming mailing regarding lifestyle issues to determine whether there is enough interest in the community to address the issue as a Board. Architectural Committee is currently reviewing submitted ADU plans and as long as they are in compliance with setbacks, pitched roofs, area requirements etc., plans are being approved.
- ii. Community Member Comment: Several years ago, Mike Bonin was asked about mansionization, and the issue where "mcmansions" were being rented to groups of students; Councilman Bonin said there was very little that could be done because all they have to do is declare themselves a "family" and the city will not oppose it. Based on that, there is no point in doing anything about the ADUs because, the City has ruled that anyone living in the same premises can be declared part of a family. Tracy stated that she believes the Board should not take any position without community input. Another issue with ADU's to consider is the additional cars and parking. To have this type of dialogue with the community would require a survey in one of our upcoming community postal mailings so that every household receives it.

Although we have approx. 2000 email addresses, there is a big segment of our community population that we don't have email addresses for.

- iii. Aaron believes it is a broader issue – If you follow it strictly – the DPR's state that ADUs would not be allowed. Some community members are beginning to press the issue - we are getting complaints about the ADU's being 2 stories and taking light & air from a neighbor. Tracy pointed out that it's going to be a big deal to legislate whether a person on a fixed income (like some of our older members) can or cannot have another revenue stream, and that's why community input is critical.
- iv. Community member Brian Rosenstein asked what the process is when the City issues a permit to build something and then KHG says "you can't." KHG's limited recourse is partly why the Draft Fine Policy has been proposed. There's been questions as to why it's needed and the biggest reason why we need it is because we have people ignoring KHG and its rules. Brian asked whether there is just a standard procedure. Aaron explained that we want KHG on LADBSS' checklist for approval. Aaron has spoken to the Building and Safety Manager and gotten to the point where he's willing to hear us out, but there's no formal agreement about what we are looking to do. Aaron believes that we also need to show them that we have a full system in place to review plans before we push for inclusion in city review process.
- v. Community member asked whether KHG does any community outreach (surveys) via email or phone or just through mail. Response was that we make active use of our email list but the concern is we have a large segment of our community are older and not using email, and we want to include them and the only way we can do that is via regular US mail. We wouldn't do a special mailing on lifestyle issues because of cost. We also try to use NextDoor but, again, not everybody is on that platform.

#### b. Outreach Committee

##### i. Annual Meeting Update

1. Date set for July 14 and Tracy is working on getting a speaker that would be a big draw. Was going to send a "save the date" but waiting to hear back from the potential speaker to see if he is going to need some flexibility on date/time before announcement is made. Knights of Columbus and Holy Nativity are possible locations.
2. Audrey is to see if the Fire Station is available as a backup.
3. Other options – Westchester Lutheran is still a possibility. Audrey will follow-up with Danielle Reynolds; Carrie Banasky works at Otis College and will send Audrey the contact info for follow-up.

#### 4. Operations Manager's Report

##### a. Recent Disclosure Mailing

- i. Largest mailing we've ever done (in terms of pages). Audrey confirmed with the printer that it was delivered to post office by our April 30 statutory deadline.

##### b. Election Timeline & Dates

- i. Election Packet must be out 30 days prior to date of Annual Meeting. Candidates and location must be confirmed.

#### 5. New Business

##### a. Board Candidate Forum

- i. Candidates were introduced: Tracy Thrower Conyers, Brian Rosenstein and Carrie Banasky were present. Charles Reynolds was not; pre-written bios were available as handouts. Candidates said a few words on their backgrounds and reasons for running for the KHG Board and the panel answered questions from the community.

6. Unfinished Business - NONE

7. Community Comments

- a. Community Member asked is there is anything KHG can do regarding issues with neighbor at 7501 Arizona.
  - i. Outside of the screaming/yelling; homeowner tore up front yard 3 years ago and left it torn up. Accountant for trust/owner was a reasonable custodian for the property, but has passed. A generic letter was previously sent by KHG, but nothing changed. Tracy responded that a more specific letter would be send from KHG requesting clean up. Community member Brian Rosenstein suggested getting the city involved if there are code violations via code enforcement.

8. Adjourn Meeting – 8:32pm