Rancho Palos Verdes Council of Homeowners Associations (CHOA)

Membership Meeting Minutes
February 19, 2025

Fred Hesse Community Park, McTaggart Hall
29301 Hawthorne Boulevard, RPV, CA 90275
7:00-9:30 PM

Call to Order

Meeting called to order at 7:10 p.m. by Dave Emenhiser, CHOA President. He welcomed members and guests to our first member meeting of 2025 and went through the agenda for the evening.

Roll Call

Dave introduced Krista Johnson who requested members introduce themselves and say which HOA they are representing. We had a quorum of HOAs in attendance at Hesse Park.

Mend the Bend Dinners Volunteer Recognition

Dave provided an update on the dinners and the individuals and organizations who participated by providing dinners, wine and services for each Mend the Bend event. CHOA and Bill Schurmer from St. Peters by the Sea Presbyterian Church provided leadership in organizing many of the events. Dave and Bill thanked the many volunteers who participated in making the events successful.

Terranea's Vision for the Future

Dave introduced Ralph Grippo, President, Terranea Resort to talk about his vision for the future of the resort. He indicated the resort wants to always be a good community partner. They have stepped up for the Palisades wildfire victims by providing longer term shelter. They have over a 1,000 employees and they strive to feel like family.

RPV Mayor Pro Tem Paul Seo

Paul Seo, RPV Mayor Pro Tem was our council guest. The council is working on landslide stability, public safety broadly across RPV and managing our financial challenges. The city has spent significant funds to stabilize the landslide and are looking at ways to mitigate and maintain stability. There are issues with public utilities and not updating infrastructure or doing what they are supposed to do as far as maintenance and replacement. The City is working with Cal Water, SoCal Edison, and SoCal Gas Company on how they can upgrade their equipment to reduce outages and improve resilience. The City is also working to improve cell phone coverage as there are many dead zones in in the City. Paul provided ways to report problems to the utilities, Sheriff Station, and to the City itself so they are aware of the issues.

City Manager Ara Mihranian

There is much trending in the City of RPV and a great way to keep up with it is the City Manager's Weekly Administrative Report which can be obtained via the City's listserv. He recommends adding the MyRPV app to every resident's phone to keep tabs on what is going on.

We are in the EIR phase of the Portuguese Bend Landslide project. The city is looking for ways for funding the landslide via the county, state and federal funds. Public safety remains a high priority for the city in a variety of ways. There are two landslide abatement districts, Abalone Cove and Klondike Canyon. They are exploring the idea of a local emergency to start implementing remediation efforts. The City has created reporting mechanisms for residents to keep up to date

and to report water main and pipe breakages. The City has created a working group including representatives from the City, 3 HOAs, the landslide abatement districts, and utility companies to address the implementation of dewatering wells and other techniques to slow landslide.

New RPV Public Safety Department – Jennifer Schmid, RPV Public Safety Manager

Ara introduced Jennifer Schmid, the new RPV Public Safety Manager, and she gave us an overview of her background and the programs and ideas she is bringing to RPV.

We have four AI cameras that are installed to monitor fires and other safety concerns. The cameras can detect smoke and send a message so the appropriate agency can deploy a team for immediate resolution.

The next member meeting will be held on April 16, 2025, at 7:00 pm at Hesse Park.

The meeting adjourned at 9:30pm.

Krista Johnson
Recording Secretary