

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.

AGENDA

Board of Directors Meeting

September 5, 2012 Meeting – 7:00 pm

Tahitian Terrace Mobile Home Park

1 Aloha Drive, Pacific Palisades, CA 90272

Call to Order (by Michael Ziering, President)

Approval of Minutes of the June 28, 2012 meeting (Emailed to the board prior to meeting).

Treasurers Report (by Sue Helmy):

- Discuss 2013 budget.
- 2013 assessments.

New Business:

- Review unpaid assessments for liens.
- Mr. Mackston's request for mediation regarding his unpaid dues.
- Vacancies of the board in 2013.
- Filming concerns raised by neighbors on Chapala.
- Herald.
- Annual Party in the Park.

Old Business/Updates:

- Final approval of request for variance for 571 Toyopa
- 14914 Corona del Mar status update.
- Tree Lights

Updated Drive-by Report: Emailed to the Board prior to meeting.

If you are planning to attend, please let us know so we can provide chairs.
310/454-4913.

Current Drive By report/Projects/issues:

15050 Altata	Ungar	3/2/11	New 7814 SF two-story home to RLB & RW.
		3/22/11	Disapproved by RLB & RW. Letter sent.
		4/1/11	Re-submittal to RLB & RW.
		4/18/11	Approved by RLB & RW. Letter sent.
		7/8/11	Construction begun – framing.
		9/1/11	Framing continues.
		10/28/11	Wrapping house & installing roof.
		12/30/11	Construction Continues.
		3/5/12	Construction Continues.
		3/12/12	Office received a call from owner stating they are just about complete with their project. They will contact the office once complete to schedule the on site visit for the return of their security deposit.
		4/16/12	Construction Continues. BBQ in side yard & pool equipment close.
		4/27/12	Lead architect RLB met with owner at the site regarding the BBQ. Owner stated he did not know he could not put the BBQ in the sideyard.
		4/30/12	Owner emailed letter to Board requesting a variance.
5/1/12	Board rejected the variance for the location of the BBQ. Office emailed owner.		
6/7/12	Office received a request for Escrow docs. Property in Escrow. Office informed the Escrow agent of the non conforming BBQ and that the issue remains unresolved.		
573 Chapala	Laibow	4/12/12	Received a call from new residents asking if they can demo their home before submitting plans for review because they are donating their old home to Habitat for Humanity and Habitat has a very small window as to when they can take the home. Board approved the request due to it being a charitable organization.
		4/18/12	House being taken by Habitat for Humanity.
		5/10/12	New 8576.04 SF SFR to RLB & DH.
		5/21/12	Plans returned for corrections. Letter sent.
		6/5/12	Revised plans emailed to RLB & RW. RLB & RW said still disapproved.
		6/6/12	Variance request emailed to the office. Office

forwarded to the board. Owner and architect will present variance at the upcoming board meeting 6/28/12.

500 Chautauqua		4/16/12	Building overheight wall at front (7 ft).
		4/25/12	Letter sent re: overheight wall.
		6/8/12	Letter sent to ZA commission opposing the owner's request for a 7-foot wall (already built).
		6/20/12	Office received a call from the owner (Gary) requesting a meeting with ARC regarding the front wall. Office in process of composing a reply letter with Earl Ellis.
		6/26/12	Letter sent.
620 Chautauqua	Rahimian	4/21/11	New front wall, landscape, new windows, new awning & new paint to RLB & RW.
		5/4/11	Approved by RLB & RW (8 ft. walls not approved). Letter sent.
		7/8/11	Construction started, demo complete & construction fence installed.
		10/2011	Approved for a variance of a 6-foot front wall by the Board, Letter sent.
		9/1/11	Construction Continues. Building front wall.
		10/28/11	Construction Continues.
		12/30/11	Construction Continues.
		3/6/12	Construction Continues.
		4/16/12	Construction Continues.
		5/31/12	Construction Continues. 7-foot high front wall constructed. Office to send a letter.
		6/10/12	Letter sent re: overheight walls.
571 Toyopa	White	4/16/12	Major construction. House 70% demolished. Office to send a letter.
		4/25/12	Letter sent re: non compliant construction.
		5/1/12	Received a call from the owner who was horrified that his architect had not submitted plans to us. He has agreed to stop demo and will submit plans and check tomorrow morning or review.
		5/2/12	Two-story addition (1645 SF) to RLB & RW.
		5/7/12	Plans disapproved by RLB & RW. Letter and email sent.
		5/23/12	PDF of plans emailed to RW by owner asking that he re-check

	the square footage. RW determined that the plans are still over in square footage.
5/31/12	Construction in progress?
6/7/12	Office received a call from the owner and the architect. Office spoke with the architect and explained the re-submittal & variance procedures. Suggested they re-submit before next board meeting.
6/13/12	Re-submit of 5795 SF to RLB & RW.
6/19/12	Disapproved by RLB & RW. Letter and email sent.
6/25/12	Variance request emailed to the Board. Owner will present at the June 28, 2012 meeting.