

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.

**Board of Directors Meeting Draft Minutes
November 11, 2014, 7 pm
556 Chapala Drive**

Board Present; David Peterson (President) Catherine Coleman (Vice President)/ Treasurer), Sue Jameson (Director) Deepthi Brown Director)

Absent: Kevin Mayer, (Director)

ARC Members: Richard Blumenberg, David Hibbert and Rich Wilken

Guests / Staff: Jeaneen Fabbro, Chase Holiday (HPPOC office) James and Ellen McCormick, Stuart Sellers, Tim Barber Designs; Carol Allen, KAA Designs: Barbara Alfors, Erik Evens, Hannah Hotchkiss and Marc Baer.

The Board met briefly with the ARC to discuss the 3 homes with variance requests.

Meeting Called to Order: 7:03 pm by David Peterson

Call to Order (by David Peterson, President)

Variance Requests

14940 Camarosa; Carol Allen from Tim Barber Designs presented a request for a variance to allow metal standing seam roofs at the front and rear of the residence.

HPPOC Board – Approved the request

15050 Sunset: Resident Jamie McCormick presented a request for several variances for raise portions of existing roof to raise interior ceiling height and small portion of roof (less than 5% of façade) to extend above the height envelope and proposed encroachment of additions into the 20 ft. side setback along Carey Street.

Justification

Proposed construction does not change existing footprint and LADBS does not count the raising of the roof as additional area. The 5% over

the height envelope is consistent with the exception proposed by the reviewing architects for a future guideline change.

HPPOC Board Approved your variance requests; to raise portions of existing roof, to raise interior ceiling height and small portion of roof (less than 5% of façade) to extend above the height envelope residence

Not approved: Proposed encroachment of additions into the 20 ft. side setback along Carey Street. Those areas must be removed from the design. Revised drawings should be resubmitted to the ARC for approval.

531 Chapala Drive/518 Frontera – Variance request for exceeding the front height setback and to increase the size of the accessory building from 26'x40' footprint to a 27'6x40' footprint.

Justification

The subject property is on a double lot that extends from Chapala to Frontera. The proposed structure will be setback from Frontera the minimum of 20 ft. (conforming to the architectural requirements). The proposed height will be within the allowable height envelope for a single family dwelling fronting Frontera on its own lot. The proposed structure will be at a height consistent with that of the adjacent structures.

HPPOC Board Approved: Variance approved for an Accessory Structure fronting Frontera: two story structure that is over the allowable 40' x 26' footprint size and 13 ft. max building height.

Not approved - Items 2 (structure exceeding height envelope) and 3 (light well within side setback) not approved—Redesign to be submitted at a future date.

No variance required for fence height since it will be in conformance with the arch reqmts

Architectural Committee Tabled

Holiday Lights Block Party and Lights on Pampas Ricas

Magical Lights update, everything is set with Magical Holiday lights.
Holiday Lights Party details

Approved – Holiday Lights Budget 2014-2015

The Holiday Light Block celebration: all is going well with the party planning Board member Deepthi Brown reported. Boarder Grill will be the food truck, their costs is \$2000.00 deposit with sales taken out, there will be a Specialty Coffee/Hot Chocolate Cart with variety of hot drinks (\$750) the city costs for the permits are 916.48, (Note at a later date 311.00 was removed from the City permit costs) the time of the party is 530-730, on the Sunday after Thanksgiving, November 30th. Other things for the kids will be glow sticks and the LAFD trucks. We will also be asking for donations for SPY (Safe Place for Youth). SPY has had a recent fire. There will be a local resident DJ, Brad Komisair who will play a mic of holiday classic and fun upbeat music. The event has been organized by Huntington residents Deepthi Brown, Laura McGinnus, Marcia Rozelle and Teresa Paulson.

Approved - \$3500.00 for next year's Block party

Annual Mailer and Meeting

The Board went over the final Budget for 2015. They made some minor revisions.

Approved – 2015 HPPOC Budget

Approval of Annual Mailer Enclosures

There are a number of new changes for Davis Sterling laws that went into effect in 2014. The annual mailer to go out in the later part of November has a number of updates and new documents that will be included. Several of the documents have operating rule changes and so drafts versions will go out in the mailing, which will give Huntington residents 30 days to comment on. They include, Legal Notices on Assessment and Foreclosure, Governing Document for Enforcement and Fine Policy, Election and Voting Rules.

The Board Approved opening up the 30 day comment period for the draft deposits.

Next year the HPPOC Board will consider updating the CC&R.

Financials – Catherine Coleman

Monthly Financial Report. Catherine Coleman reported that HPPOC is in good shape. All expenses are up from last year including accounting, administration, legal and park restoration.

Approval of Minutes from October 2014

Tabled - The Board didn't get to this item.