

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.

**Board of Directors Meeting Draft Minutes
HPPOC Board of Directors Meeting
April 7, 2015, 6:30 pm
United Methodist Church 801 Via de la Paz, Hart Hall**

Board Present; Sue Jameson (President), Kevin Mayer (Vice President), Bob Levitt (Treasurer).

Absent: Deepthi Brown (Director), Bob Sacks (Director).

HPPOC Staff: Jeaneen Fabbro, Chase Holiday, ARC Richard Blumenberg, Rich Wilken

Guests; Margot Metzner and Mark Mandelkern, Deborah Brill, Pam and Paul Apel, Carol and Mario Smolinisky, Stuart Sellers, Stuart Muller, Paul Essicks, Rebecca Crigler and William Kamer

Meeting Called to Order: 6:45 pm by Sue Jameson

Approval of Minutes from March 3, 2015

The minutes were approved.

Architectural and Construction

ARC Subcommittee

The new ARC committee status report – The new committee has met several times. The committee has a variety of representatives from longtime residents to newer families. The committee is reviewing the ARC Requirements to update them.

Masionization Ordinance

HPPOC has circulated a letter to residents that the Board will submit to Councilman Mike Bonin. HPPOC is not in favor of the ordinance. The Board is asking residents to review the letter and sign a petition, which will be submitted to Bonin's office with the letter. HPPOC has asked residents to sign up as Block Captains and go door to door with the petition. About 6 people have signed up so far to be block captains. Online Petition – The HPPOC Office will investigate several different online petitions that can be used as well.

Variance Summaries

211 Alma Real Drive - The ARC reviewed the two variance requests and submitted a summary to the Board with the recommendations.

1. Request: To allow the existing wall along the front of the property to remain as is with a height greater than permitted for a new wall.

Applicant's Justification: The existing wall carries to both adjacent properties. Removal and placement of this wall will require disturbing the adjacent front yard,

their front walls will be expected to be brought into conformance.

2. Request: To Allow the basement garage to enter from Alma Real Drive.

Applicant's justification: The garage is full subterranean and not visible from Alma Real Drive or any of the building sides. The access is set back +50' from the street and carries along the same grade as the street. Three rendering exhibits are included in the request to demonstrate this. The heavy landscaping along this driveway tunnel with the motor court on top fully blocks the view of the garage entrance. The motor court on top of this entrance further obscures any sense of a basement entrance along Alma Real

The Board discussed the requests and very briefly looked at drawings and photos of the property and the property next door presented by Architect Paul Essick.

APPROVED - The two variance requests were approved by the HPPOC Board.

Other Architectural issues

14901 Corona del Mar – Construction without submitting. The owners have been contacted several times and asked to submit plans. They have not responded. Some kind of pool has been built or rebuilt in the front yard. There are no city permits for this work. The HPPOC Office will contact the city.

814 Alma Real Drive – Possible construction. The HPPOC Office has sent a letter.

670 Alma Real Drive – Drive way was built without a submission. The resident stated she did not know she had to submit and it is not clear in the ARC Requirements. The HPPOC Office will follow up with the resident and the ARC.

623 Alma Real Drive - There have been some questions about the house that is currently being built on this lot. ARC will review the submitted plans and contact the builder.

14976 La Cumbre/15045 Altata Drive – Resident on Altata contacted the Board about the noisy pool equipment in the back yard setback of the La Cumbre home. ARC Richard Blumenberg went to the home and reviewed the situation. He says the pool equipment was approved; however it can not be run 24/7. The City Inspector said 7am – 10pm. The resident could report their neighbor to the Building Inspector. There are also noise ordinances. The new sub committee will take note of this situation for future submissions.

Not on the agenda – 14933 Camarosa – Resident attending the meeting inquired about the status of this home. The home was demolished without asking permission or submitting plans. Builder says they did not know they had to submit before they demolished. Owner will use the property as a back yard. Board member Bob Levitt will contact builder.

14954 Corona del Mar tabled.

Huntington Park Committee

Park Committee to evaluate & update park rental policies - Tabled

Budget for renovation tasks – Park Committee Chairperson Carol Smolinsky.

The Committee has new bid for painting all the rod iron surrounding the park. It is in disrepair and rusting. The bid was for \$2,650, which included the front, side and back area's. There is a

separate bid for the Cal Trans lot. However this would be separate request and Cal Trans would have to approve this.

APPROVED – The HPPOC Board approved a budget of \$3000.00 for painting the Huntington Park fence.

Smolinsky also presented a bid and drawings for the view point at the Huntington Park, which needs to be redesigned. The Board decided to table this and meet at the Park to review the area.

Homeless Task Force Update

Resident Tom Giovine has been in communications with the LAPD and residents along Corona del Mar regarding the homeless living on the hillside. We do not need to post no trespassing signs. The LAPD is working with Cal Trans to find a solution. Brush clearance should be done ahead of time of any sweeps done on the area.

Film Rule Update

Review Red Line Film Rule Update. The HPPOC has a new red line revision of the current film rules. The current rates will stay the same, so the Board will need to revote on the rates. The application needs some fine tuning.

APPROVED - The current Film Rates will remain the same and not be lowered.

APPROVED – The Board approved the new red line film rules.

Parklet Update

There will be a meeting soon with Norm Kulla and Geoff Sheldon. Members of the HPPOC Board will meet regarding the parklet at the Palisades Garden Café where there are still plans in place to create a parklet on the street in front of the café.

Financials

Monthly Financial Report – HPPOC is in good shape financially.

Delinquent Assessment List – Review list, lien process, decide on Next Steps

There are still unpaid assessments from 2014. No lien letters were sent last year. The Board would like a clear lien process defined for our records. An attorney will review our current process to make sure it is clear.

APPROVED– Liens will be placed on homes that have outstanding assessments.

Approve the HPPOC Year End Financial Statements and Representation Letter by CPA

An outside CPA firm has prepared the 2014 HPPOC Annual Financial report. The Report will be sent to all residents with the annual assessment mailing for 2015.

APPROVED - The Annual Financial Reports has been approved by the Board

APPROVED - 4th of July Parade Donation \$500

Not on the Agenda – HPPOC would like to take over security from HPPA. If HPPOC wants to take over HPPA, it must be voted on by the membership. 50% of HPPOC residents are now paying for a service that benefits everyone. HPPA President Phil Polishook will step down in

September. The current costs of ADT is \$255,000. Other companies have given HPPOC bids, including SAA which is about 500,000 a year. Jameson said she hopes that bid, which would be for one dedicated car, could come down to 325,000.

The meeting ended at 8:40 pm.