

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.

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

Board Present: Sue Jameson (President), Deepthi Brown (Director), Bob Sacks (Director).

Absent: Kevin Mayer (Vice President), Bob Levitt (Treasurer).

HPPOC Staff: Jeaneen Fabbro, Chase Holiday.

Guests: Loretta Edlund, Carol and Mario Smolinisky (Park Chairs), Stuart Sellers, Joseph Shalant, David Peterson.

Meeting Called to Order: 6:42 pm by Sue Jameson

Approval of Minutes from April 7, 2015: Robert Sacks moved that the minutes be approved. Deepthi Brown 2nd the motion. The minutes were approved.

New Business

Joseph Shalant - Mr. Shalant had a question about how the annual assessments were calculated. He requested to see what the assessment amounts were for other homes in HPPOC. He was given a schedule, which showed addresses and assessment amounts for 83 homes in HPPOC, all with square footage lots above 20,000. The schedule demonstrates that he is not being overcharged, as was his allegation. The Assessments are based on square footage as stated in the HPPOC Articles of Incorporation, Article II (9).

Mr. Shalant also requested that he be given a Key card to the Huntington Park without signing the Park Release form. The Board informed him, as it has in the past, that the Board designed the new rules for the Park last year, they were sent out to the membership for comments for the required 30-day period. The Board subsequently voted to pass the new procedures. The Board informed Mr. Shalant that the membership has spoken and the rules stand. Mr. Shalant was told for the final time that he must sign the release to procure a key card.

Mr. Shalant also requested information about the cameras in the park and stated he does not understand why we have the cameras, as there is generally not untoward behavior by our residents. He would like to see the camera activity to view the untoward behavior over the past several years. Mr. Shalant was told once again, that the cameras stand and will be present and that the association overrides the data on the hard drive, so that camera work for several years back is not available. This process is standard operating

procedures for most companies with camera surveillance.

Leasing and Rentals: Short and Long Term -- A HPPOC resident asked the Board if HPPOC had a position on Vacation Rentals (VRBO or Airbnb). Our CC&R's do not preclude rentals but do state that our premises shall be used for private residences only. Many HPPOC homeowners do rent homes for long-term leases. At the moment, there does not seem to be a problem with VRBO's or Air BnB's. Additionally, there are many legislation actions addressing this form of leasing. The suggestion was to table the discussion, as we are not aware of the Huntington having issues with this process.

Action – Monitor the local legislation actions. Also, the suggestion was made to send out an Emergency contact sheet once a year to all residents requesting resident or rental information. (For those that are leasing their home.)

Old Business

Film Rule Update - The new Film Rules were approved at the April 7 Board meeting. There are still a few final edits to be finished before the Rules are sent out for a 30-day comment period for members.

Parklet Meeting - The proposed Parklet will be installed in front of the Palisades Garden Café and would be in the parking space directly in front of the Café. HPPOC residents spoke very loudly about the danger of placing parklet at this entrance to the Huntington. David Peterson worked very closely with the Department of Transportation to convey our concerns about safety. The LADOT responded and came back with a new design, including adding stripes and crosswalks and presented it President Jameson and a few others in April. HPPOC will present a drawing of the Parklet at the June Board meeting and ask the Board to pass a resolution supporting or not supporting the revised plans. Following this vote, HPPOC will conduct a second survey of Huntington residents. The prior one was overwhelming not in favor of the parklet at that location. Residents will be invited to see the new drawing and design. The Department of Transportation may not go forward if there are strong objections by HPPOC residents. There are three objectives with a Parklet; 1) Reduce Sidewalk Congestion. 2) Extension of an existing restaurant. 3) More greenery.

Committee Reports

Architectural Committee:

14901 Corona del Mar – This home has been reported to the City of Los Angeles for doing construction without a permit.

Action – Follow up with the City and see if an attorney is needed to file a TRO.

14933 Camarosa – Submission coming in soon.

623 Alma Real Drive – (not on the agenda.) They have put in windows. ARC Lead Richard Blumenberg has been in touch with the Architect.

ARC Sub Committee – No Update.

Mansionization – Member Bill Kamer has reviewed and updated the letter to Mike Bonin and some more re-edits are needed. President Jameson will reach out to other residents who have volunteered to get the petition process going.

Huntington Park Committee

Update park rental policies – Jameson suggested that Park Chair Carol Smolinisky review the new Film Rules and use it as a template to plug in revised park rental rules.

The question of how much to charge for weddings and parties was discussed as was renting the park to non-members. It was agreed that renting the Park to non-residents with a HPPOC sponsor should be considered and that the price should be somewhere around \$1000. It is currently \$200.00. Should the park be rented for parties and events for non-residents with a HPPOC sponsor is still under discussions. Chair Smolinisky will prepare a set of revised rules and present them to the Board for their consideration at the next meeting. If approved, then they will go out for membership comments and subsequent approval by the Board.

Summer Solstice Family Event – will happen during a Sunday in June. It will be a small family event for all residents. Chair Carol Smolinisky requested a budget of \$750.00 and Jameson suggested that a \$1,000 could be set aside if needed. Getting sponsors for the event was also discussed.

Painting Bid for the Rod Iron Fence – Park Committee Chairperson Carol Smolinisky. The Committee has a 2nd bid for painting all the rod iron surrounding the park. The Park committee will go with the first bid, which was substantially less. Smolinisky also suggested a 2nd Landscape Architect for the View Point Design. He has a fee of \$1,250.00 to create a design. He has done a lot of work in the Huntington. The Board approved hiring JMS Designs to present a design for the View Point at the Huntington Park.

Gate between 15000 Corona del Mar and the Huntington Park – There is a gate between this property and the Huntington Park that allows the residents to enter the Huntington Park on the people side without a card key. The gate has been left open on several occasions and the HPPOC management is working with the property residents to handle management of the gate.

Additional Camera – There have been several incidents with dogs biting each other in the park in an area where there is no camera coverage. The HPPOC will investigate if the camera's can be adjusted to show more of the area that is not

covered by a camera. Suggestions were to lower the camera's angle and to move the round table (where incidents occur as adults converse) to an area that is visible by the camera.

Homeless Task Force Update – Resident Tom Giovine is working with Brush clearance companies and the LAPD. There will be an update soon.

HPPA Security – This issue will have to go to membership as a ballot/vote. Jameson is still gathering facts. A quorum would be needed to make changes and have HPPOC take over the security from HPPA.

Treasurer's Report – No Treasurer's report was given.

The date of the next Board meeting will be moved to the following Tuesday, June 9 at the same location, same time.

The meeting adjourned at 8:15 pm.

Respectfully submitted,
Chase Holiday