

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.
AGENDA
Board of Directors Meeting
April 8, 2014 Meeting – 7:00 pm
700 Ocampo Drive

Board members present; Dave Peterson (President), Catherine Coleman (Vice President), Deepthi Brown (Director), Sue Jameson (Director),

Board member absent: Kevin Mayer (Director)

Guests: Mark Feinstein, Stuart Sellers, Ken Ungar, ARC; Richard Blumenberg and David Hibbert, James McCormick

Board met with the ARC before the meeting to hear their opinions on the home.

14939 La Cumbre

Follow up Variance request

- 1) 3-story appearance “condition” over garage: request 267’-7” Guideline max is 262” = 5’-7” difference + appearance of 3rd story due to home over garage.
- 2) Max height for Eave height to be allowed to 261’-2” vs: Guideline max is 254’ = difference of 7’-2”
- 3) 1’- 6” level pad between proposed Driveway and property line.
- 4) 4’ required flat space, request variance for 2’
- 5) Gable over Master bedroom (briefly mentioned in opening statement, but no additional detail provided)

ARC Richard Blumenberg and David Hibbert , met with the Board to review newly submitted drawings and pictures of the home and surrounding neighborhood. The 14393 home would be higher than the other homes on the street. J. Shalant’s home on Camarosa is behind the home and his view would be effected.

Issues: The proposed home

Exceeds the height envelope by 6-2 ft.,

A 3rd story condition.

Garage faces the street.

There is no 4 ft planter on the wall next to the driveway.

Dormer does not comply.

The Board feels they cannot grant the Variances. They will listen to presentation to see if they will feel differently.

Call to Order (by David Peterson, President) 7:38pm

Corona del Mar Park Update

Status of Communications with the City

David Peterson has been in contact with Mike Bonin’s office after we had given them the history of the park. Bonin’s office talked to City Planning Commission and they

are in agreement that they are ok with the park. We don't have the official sign off on it yet because we want to get everything done at once. They have some issues with the dogs and so David explained why dogs should be allowed in the park. Their concerns are about Health and Safety. Chris Robinson has referred us to Chiang in the City Planning office and David will try to have a meeting with him very ASAP. Even though it is private property, the City says it has the right to control Health and Welfare. (Example; no goats and chicken are allowed in the backyard.) In the meantime, there is a benefit to having the park closed at this time because even though it causes an aggravation to some, it has broken the cycle of non-residents coming to the park.

At this time we are considering locking the park in the future with a key card system. Also being considered is changing the guest dog policy. The newly formed Park Committee has met twice to discuss these matters.

Sue Jameson: (Park Committee Chair) we have been examining everything from the CC&R's, The Articles of Incorporation, the By-Laws and the insurance. With the possibility of looking for a new insurance broker.

The committee has decided there will be a separate area for dogs, once we are allowed to reopen, with both sides secure with a card key system. The neighbors near by want tighter security.

David: the committee will make recommendations to the HPPOC Board, with these recommendations posted for residents to comment on. It will then come back to the Board for a vote.

Sue: We are talking to all sorts of people. The committee plans to do a survey, and probably do a town hall meeting. They are considering all sorts of design options. There are a lot of opinions on whether there should be dogs or not. Robert Mackston, who lives across the street from the park has exchanged several emails with Sue and has threatened litigation if we allow dogs. Several other members have said they also do not want dogs. A sub committee will meet with all these groups and get their input (No dog people, pro dog people, and neighbors near the park) We are trying to get this resolved with a solution everyone will like. Some residents feel there is a not enough transparency. David: responded by saying please have these people contact us or send their thoughts to the committee so they can be heard and considered. We are trying to make this as transparent as possible.

Sue: we are going to hire a professional company to do the survey for us. Then we can see the percentages and go from there.

Mark Feinstein and Ken Ungar joined the meeting to discuss 14939 La Cumbre

The Board had asked them at the April Board meeting to prepare a few drawings. Ken brought some perspective drawings showing the grade, the house, and modified this 2nd story over the garage to give it more of a set back. (The 2nd floor sets back) They did the street scape as best as possible, showing the house in relation to other houses on the street. Their lot is the highest one except maybe one other home. In the context from a scale perspective they feel the house with the articulation and depth is fitting in the context of what the HOA design guidelines require. They had a survey

come out and authorize and do a tad line from the house behind them and the elevation of the street behind them which is Camarosa. They feel the trees will with block most or all the house from being seen. (J. Shalant and Greta Hunt are behind on Camarosa) The back yard is flat with their lot level. The home owner feels that they are building a normal 2 story house and their lot height is so much higher than the street because of the grade. They feel it is not possible to dig out the whole yard, which they already have spend a lot of money on. They say there is a 4 -6 ft retaining wall in the back of their property.

The Board would like the ARC to get together and make some recommendations and suggestions for some alternative designs that would be more in compliance with the HPPOC Requirements.

Articles of Incorporations/ By Laws

Possibility of Amending The Articles of Incorporation & By-Laws.

In 1978 The HPPOC Board amended the Articles of Incorporation to be a Charity Corp. (501C4) with all proceeds going to the City of Hope. They had very little money at the time. But they did not know that in 1976 the Internal Revenue was rehauled and changed the laws for HOA's. The HPPOC would like to change to a 528 Mutual Benefit Corporation.

Financial Report

Monthly Financial Report – Looked good except for the administrative costs which were higher than last year at the same time. The office has been very busy with activity in many area's including the CDM Park, submitted plans and homes selling.

Annual Financial Statement Audit Draft

The Board went over the new Financial Report that has Manager's Jeaneen Fabbro's notes on it. They adjusted the few changes.

ACTION: Catherine will fix the changes and give it to Jeaneen.

Discussion of CC & R's and Enforcement Issues

Assessment Collection Policy Change Davis Sterling Act - Tabled

ARC Procedures

Board discussed if they should update the ARC requirements and perhaps bring in a 4th Architect to look over the Requirements with a fresh set of eyes.

558 Chatuataqua

Contact Owners and inquire if they still plan to build a 7 ft. wall in front of them home. ACTION: Office will send a letter

Clean Up on Corona del Mar - Update on Tobalina / Flury properties.

Flury and Tobalina have agreed to clean up their properties in the next few weeks.

Approval of the Minutes For March 11, 2013 Board meeting

Meeting minutes were approved.