

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.
Board of Directors Meeting
July 8, 2014 Meeting – 7:00 pm
Tahitian Terrace Clubhouse, 16001 PCH

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

Board member absent: Deepthi Brown (Director)

Office Staff: Jeaneen Fabbro (Manager) Chase Holiday (Assistant Manager)

Guests: Richard Blumenberg, (ARC), Christel Smith Durkin, Donna Mayer, Stuart Sellers

David Peterson called the meeting to order at 7:04 pm

Variance Request – 14940 Alva Drive

Board member Sue Jameson asked Richard Blumenberg to clarify the Variance process. Blumenberg explained that the ARC must follow the Architectural Requirements when they review plans. If something is not allowed in the Requirements, then the ARC must return the submission for corrections and the submitter may request a hearing for a Variance with the HPPOC Board.

Donna Mayer of 14940 Alva Drive (home owner) requested a Variance hearing for the home she is building. She would like to use an alternative roof material, “Standing Seam Metal” which is not allowed by the HPPOC Guidelines. Mayer explained why she feels that this material is the way of the future. Standing Seam Metal roofs are in many nearby Palisades neighborhoods including the Riviera. The material is expensive, 7 times the amount of an asphalt roof. It is green material that can be 100% recycled. It is superior product that doesn’t leak, is cannot catch fire, so insurance rates are lower. It is a locking system that also can lock in solar panels. The new Fake Shake roofs, (which are very heavy) are being recalled. The HPPOC Board reviewed and discussed the fact that roof materials are in the CC&R’s. They said they have granted other Variances that are in the CC&R’s including where home entrances are located on Pampas Ricas. The Board requested that Mayer get approval from the neighbors on either side of their home and in front and back of their home.

APPROVED - The HPPOC Approved the Varinace request pending neighbor approval. Dave Peterson, Catherine Coleman, Sue Jameson approved the Variance. Kevin Mayer refrained from voting because this is his home.

Huntington Park Annual Picnic

Christel Smith Durkin of the Party in the Park Committee gave an update. This year’s

picnic is on Sunday afternoon, September 28th, 2014: There will be a Bouncy House, a clown who makes fun balloons, a Fire Truck from Station 69, an amazing DJ who will have all sorts of games and activities and prizes and a Huntington first: pony rides! There lots of fun for the grown-ups too, music, Pin N' Burger food trucks and the Shore Bar will be serving drinks.

APPROVED – The Annual Picnic Budget was approved.

Review Status of ARC Requirements

The HPPOC Board discussed forming a subcommittee that can make recommendations to the HPPOC Board regarding updating the ARC Requirements, CC&R's, and Variance requests.

APPROVED – The HPPOC Approved forming a new Sub-Committee that will work with members of the ARC (Architectural Review Committee) to review, update and make recommendations regarding The Architectural Requirements and CC&R's.

Variance Request for 14939 La Cumbre – The Board and Richard Blumenberg discussed the status of this home. The ARC is waiting for a resubmission. In May 2014, the ARC, Peterson, Ken Unger and Marc Fenster met. A garden wall was approved without submitting. The Board discussed that this may alter the raising of the grade which was not approved. The Board asked the office to send a letter to the Fenster stating this.

ACTION – Board to send letter. Kevin Mayer will approve the letter once it is written.

Huntington Park Status – Sue Jameson

Huntington Park reopened on June 25. The status is all is going well. Usage is low and there have been no problems. A few people have used the people side with dogs without knowing that it was not allowed. A few non-residents were asked to leave with no incident. The Park grass will have a make-over next week with the verticutting process (*Lawns that have a springy feel like an extra-thick carpet pad need dethatching. Thatch is a layer of dead grasses, debris and roots at the base of the grass blades. Over time, this layer blocks fertilizer, water and air from the roots, can lead to lawn diseases and kill the grass. A verticutter, or dethatcher, makes vertical cuts through the bottom of the grass blades to cut and remove thatch buildup.*) In addition half sprinklers will be added in the front to preserve water use, large pots will be added in front of the middle gate, and Bougainvillea will be added to the bare spots where people are climbing the fence. A 2nd Bulletin Board will be put up in the Dog area, and new signs will be put up on both gates. The keycard system and the new gates will be put in by Early August. The Park committee will be getting some bids from Landscape Architects in the coming weeks.

Holiday Lights and Neighborhood Party

The HPPOC Office has been getting some additional bids for Holiday Lights.

Board member Deepthi Brown could not attend tonight's meeting due to not feeling well but she sent in this report: *here's a report on the block party planning. I am working with Laura McGinnis, Marcia Rozelle and Teresa Paulson on the event for the Sunday following Thanksgiving (November 30). The event will be at sundown. We will close off certain blocks of Pampas Ricas (Ocampo to Chapala) and the food will be provided by food trucks. For the entertainment, we are trying to get local school choirs. Btw, what should we be thinking of in terms of a budget?*

Financials

Monthly Financial Report – Catherine Coleman. The HPPOC is in good shape. Income is lower than last year due to the 25% assessment reduction. Some people have still not paid their 2014 assessment. Administration and legal costs are up from last year due to the Huntington Park. The Board requested that legal and administration invoices be sent to them for review. Treasurer Catherine Coleman reminded the Board that she reviews all invoices each month.