

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.

Board of Directors Meeting

March 11, 2014 Meeting – 7:00 pm

Tahitian Terrace Clubhouse - 16001 PCH

Board members present; Dave Peterson (President), Catherine Coleman (Vice President), Deepthi Brown (Director), Kevin Mayer (Director), Sue Jameson (Director), Jeaneen Fabbro (Corp Secretary), Chase Holiday (Assistant Manager)

Board member absent: None

Guests: Jin and Mark Feinstein, Stuart Sellers, Ken Ungar, ARC; Richard Blumenberg, Rich Wilken, and David Hibbert

Regular Business Meeting Called to Order: 7:05 pm by President Peterson

Variance Request 14939 La Cumbre:

HPPOC Board carefully reviewed your request for a variance for

- 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)

HPPOC Board listened to a presentation by Architect Ken Ungar regarding 14939 La Cumbre. They are requesting 4 variances because of the uniqueness of their lot. The Board asked questions to clarify requests as well as the opinions of the 3 ARC members in attendance. It was decided that, Mr. Ungar will resubmit more detailed drawings including perspective renderings, streetscapes, and site sections showing backyards neighbors on Camarosa.

Corona del Mar Park Update:

David Peterson gave an update of Corona del Mar Par. The Board closed the Park because the City sent a notice that because the “lot” is a RE-20 zone and HPPOC does not have a Conditional Use Permit to permit use for a dog park. As a result, the Planning Commission is presently taking the position that the only approved use for the property is for two single family residences, one on each lot that comprise the Park. Dave provided some historical information about CDM Park in relation to the current situation. The Park was established in approximately 1930 and was first leased and then deeded to the HPPOC specifically for use as a park and playground for HPPOC members. The

HPPOC originating documents clearly and specifically restrict the use of the property for park and playground purposes only. The property has an 84 year history as a Park. It was established before most of the lots were sold and built upon. Thus its origins predate current zoning laws and the Park should be considered as a legal non-conforming use. The Board and its lawyers are working with the Planning Commission and Councilman Bonin's office to resolve this issue. We are utilizing the services of a Land Use Consultant and HOA specialists and believe the issue will be resolved in our favor. Because the Park was never re categorized as zoning laws changed around it, it is somewhat complicated. The Board is working diligently to resolve this problem and agrees with all who have expressed the view that the Park should reopen as soon as possible and we are working diligently to accomplish that goal.

It was also discussed that member requested via email to the office & also through Huntington Next Door past footage of the Park.

ACTION – HPPOC Office will contact the computer tech service for help re: footage retrieval and confirm how far back footage is recorded.

Approval of new members of the Park Committee:

The HPPOC Board approved the formation of the new CDM Park Committee with Chairpersons: Sue Jameson and Anne Sacks. Sue & Anne will choose 4 representatives with different points of view to sit on the committee. The purpose of the committee is to research different ideas and present to the Board suggestions on how to move forward regarding all decisions of the Park.

All HPPOC Board approved the new committee as above stated.

Review of the HPPOC Governing Documents:

Over email the Board reviewed the HPPOC Governing Document; the Board agreed that the Articles of Incorporation should be amended. The Board will hire HOA Lawyer, David Swendson to work on the proposed amending of the Articles and Land Use Consultant, Dale Neal to advise the Board regarding issues on the Park. All members will be mailed the recommended changes to the Articles for approval.

Motion (retroactive via email) to approve Land Use Consultant Dale Neal and HOA Lawyer David Swendson to work with HPPOC Board - Approved

Financial Report

Vice President Catherine Coleman agreed to continue on as treasurer. Elected Treasurer, Sue Jameson declined the position to focus on the Park Committee.

The Financial report for January & February was tabled due to the lengthy variance request. The Board was provided the reports to review at home and email any questions.

It was quickly reported that Bill Roscoe, the new accountant for HPPOC completed the Annual Financial Report and is ready for the Board to review and approve via email. In order to save postage, the report will be included with the Assessments mailed to all members in the next few weeks.

It was also reported that Jeaneen Fabbro opened the approved new savings account at Wells Fargo bank in Pacific Palisades in the amount of \$200K. V.P and Treasurer, Coleman will add her name to the new savings account at Wells Fargo.

Clean Up on Corona del Mar add addresses:

There have been many inquiries from members regarding the unsightly condition of the empty lots on CDM.

The Board requested that HPPOC assistant, Chase contact the home owners and remind them to clean up their properties. Request: Fix up home, brush clearance, take away old cars, discuss fences and call the city about rules and regulations.

Approval of the Minutes for January 17, 2013 Board meeting

Meeting minutes were approved.