

**HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.**

**Board of Directors Meeting Draft Minutes  
October 14, 2014, 7 pm  
556 Chapala Drive**

**Board Present;** Catherine Coleman (Vice President)/ Treasurer), Sue Jameson (Director) Deepthi Brown Director)

**Absent:** David Peterson (President), Kevin Mayer, (Director)

**Guests / Staff:** Jeaneen Fabbro, Chase Holiday (HPPOC office) James McCormick, Stuart Sellers,

**Meeting Called to Order:** 7:23 pm by Catherine Coleman

**Annual Mailer**

The annual mailer is set to go out mid-November. Sue Jameson has made some suggested changes to the voting instructions. Jameson also has some suggested changes to the order of the mailer documents. David Peterson will begin work on his letter of what was accomplished in 2014 and Jameson will make some suggestions for what will happen in 2015. There are two new candidates confirmed for the HPPOC 2015 Board, Robert Levitt and Robert Sacks. They will be submitting bio's soon.

**Budget**

The 2015 Budget was reviewed. Some minor changes were suggested. The budget was increased in several area's including administrative, taxes and legal. The HPPOC will discuss updating some of our governing documents next year to reflect the changes in the Davis Sterling Act. For park restoration, Kevin Roberts is taking on a new park committee position. He will be in charge of the park. The budget for the park was increased. Roberts will get some bids for stabilizing the hillside. There was some damage from the January 2014 fire. He will also decide if we should verticut the grass again this fall and if we will still hire a landscape architect.

**Insurance Renewal**

Jameson is still currently reviewing a new policy quote from Timothy Cline Insurance Agency. Jameson recommends that we will most likely change brokers and Insurance companies. A final decision will be made before

October 22, when our current policies expire. The Board will approval through email and ratify at the November Board meeting.

### **Financials – Catherine Coleman**

Assessments and Collections – HOA Law firm Swedelson, had suggested using a collection agency for residents that had past due assessments. After a review of the costs it was decided that this was not cost effective and for now the HPPOC office would follow up on past due assessments and filing liens. The office would also be more pro-active in reminding residents of past due assessments.

Monthly Financial Report; HPPOC is in good financial shape, expenses are up for administration due to all the activities of the park and the picnic.

### **Holiday Lights**

Magical Lights Bid – Magical Holiday lights gave us a new bid for the Holiday Lights that included an extra lights for \$3,000. The Board did not approved the extra lights but did approve the \$10,000, which gives the Holiday Lighting Party a \$1000 left in the budget to use for the Party.

**ACTION** – Holiday Lights was approved for 2015.

**ACTION** – Contact Palisades Electric and confirm the electric is in good working order.

**Holiday Lights Party** will be on November 30, from 5:30-7:30 pm. Some of the details include two food trucks, children's choir. Coordinator Deepthi Brown, has a committee of local Pampas Ricas neighbors on her committee. Idea's that were discussed were renting table and chairs from Pico Party rentals.. Having neighbors bring their Poinsettias down for the night. Decorating tables, and having a food truck that serves alcohol. Serving hot drinks was discussed and Brown will follow up with the Shore Bar to see if they are interested in donating drinks. Though not on the agenda Deepthi Brown, is also the one of the members of the new ARC Committee and said she is talking to a number of residents who are interested in being on the new committee, including Catherine Coleman, Anne Sacks, Suzanne Trapp, Donna Mayer. This will be on the November agenda in more detail.

Approval of Minutes from September 2014 were approved.