

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.

**BOARD OF DIRECTORS MEETING
COMMUNITY UNITED METHODIST CHURCH
801 VIA DE LA PAZ, HART LOUNGE
PACIFIC PALISADES, CA 90272**

APRIL 4, 2017 – 7:15PM

OPEN SESSION MINUTES

DIRECTORS PRESENT

Robert Levitt, Vice President
Song Oh, Member at Large
William Finestone, Treasurer
Robert Sacks, Secretary

DIRECTORS ABSENT

Brad Knyal

FIRSTSERVICE RESIDENTIAL

Chris Moran, Community Manager

I. CALL TO ORDER

The Open Session Board of Directors meeting for the Huntington Palisades Property Owners Corporation was called to order at 6:30 p.m.

II. EXECUTIVE SESSION

An Executive Session meeting was held following Open Session meeting to discuss homeowner delinquency matters, member discipline, potential litigation matters and third party contracts.

III. COMMITTEE UPDATE & INVITED GUESTS

A. 231 ALMA REAL

The Board deferred to the recommendation of the architectural review committee.

B. 815 ALMA REAL VARIANCE REQUEST

The Board deferred to the recommendation of the architectural review committee. The variance shall be granted pending ARC conditions, contained within the substance of the approval letter to be distributed by management.

C. 14901 CORONA DEL MAR VARIANCE

The variance for the retaining wall surrounded the pool was granted. Further approval is deferred to the Architectural Review Committee.

IV. REPORTS

The Board reviewed and filed the following reports:

- Architectural modification report
- Park Punch List

V. HOMEOWNER FORUM

Two homeowners were present to discuss the following items of concern:

- Neighborhood watch

VI. UNFINISHED BUSINESS

A. APPROVAL OF MINUTES – MARCH 2017

Motion: Sacks
Second: Levitt

Resolution: The Board approves the Open Session Minutes, dated March 7, 2017, as presented by Management.

The motion carried unanimously.

B. NEIGHBORHOOD WATCH / SECURITY

Lauren Evans was present to give the Board an update regarding ongoing Neighborhood Watch issues.

VII. NEW BUSINESS

A. PARK FENCE

Motion: Levitt
Second: Sacks

Resolution: The Board resolves to approve the proposal presented by Ferris Painting to repaint the park fence and wall(s) for a total of \$7,487.00.

The motion carried unanimously.

B. PARK PLANTER

This matter was tabled until a competitive bid could be obtained.

C. ORGANIZATIONAL MEETING

Motion: Levitt
Second: Sacks

Resolution: Director titles were determined as follows:

- President: Bob Levitt

- Vice President: Song Oh
- Treasurer: William Finestone
- Secretary: Robert Sacks
- Member at Large: Brad Knyal

The motion(s) carried unanimously.

D. PRESIDENT SPENDING RESOLUTION

Motion: Sacks
Second: Binak

Resolution: The Board resolves that the Board President, Robert Levitt, shall be authorized to spend up to \$5,000 on Association related items, without Board authorization, per project, provided expenditures are disclosed during the Board meeting following any such expenditure.

The motion carried unanimously.

E. PARK PLAY STRUCTURE

This matter was tabled until further notice.

F. INSURANCE RENEWAL

Motion: Sacks
Second: Levitt

Resolution: The Board resolves to renew the Association's insurance policy with the current carrier.

The motion carried unanimously

G. PAMPAS RICAS MAINTENANCE

This matter was tabled until further notice.

XII. ADJOURN

There being no further Open Session business to come before the Board, the meeting was adjourned at 8:30 p.m.

APPROVED: _____ DATE: _____