

Minutes
Huntington Palisades Property Owners Corporation
January 23, 2012
Tahitian Terrace – 1 Aloha
7 pm

Board Present: Michael Ziering (President), Sue Helmy (Treasurer), Jim Mercer (Director), Dave Peterson (Director)

Board Absent: Jerry Jameson (Vice President)

Guests: Phil Polishook, Dick Littlestone, Catherine Coleman, Anne Sacks, Robert Mendez, Chris Parker, Gary Morris, Robert Collins, Sherman Stacey & Chris Clark.

Regular Business Meeting Called to Order: 7:04 pm

521 Toyopa Appeal:

The project was disapproved by the ARC for exceeding the square footage, lot coverage, maximum height allowed & pool equipment/pool being located within the 5 foot rear setback. Owner and representatives presented the appeal to the board. Their presentation/comments were:

1. **Maximum building square footage:** Owner & representatives presented other properties in the same area that were over the allowable square footage.
2. **Maximum lot coverage:** Owner & representatives presented that the maximum lot coverage under the HPPOC guidelines is 45%. They are proposing 46% due to a proposed covered porch. They stated that although no surveys were performed, the neighboring properties cover 50% or more of their lots.
3. **Maximum Building Height:** HPPOC guidelines allow for maximum height for a parcel less than 9000 SF of 28 feet. The owner & representatives are proposing 34-41/2. They stated that several homes within the same block exceed the 28 ft height.
4. **Pool Equipment & pool:** Owner and representatives stated they have moved the pool equipment & pool has been moved to more than 5 feet outside from the rear setback & is now in compliance with the ARC Requirements.

The owner & representatives presented a list of homes that were approved by the ARC that appear to be out of compliance with the current ARC Requirements. Most of the homes presented were approved in the 80's & 90's.

The board carefully reviewed the presentation, the plans and the list of homes shown. The board noted that most of the homes referred to are homes that were approved many years ago under different ARC Requirements. The ARC Requirements have been updated numerous times since then so some homes may have been approved under different circumstances & Rules. President Michael Ziering also noted that variances are rarely granted and the last known variance granted was 8 years ago. After careful review they suggested that the owner and representatives reduce the square footage, lot coverage & building height to be closer to or in compliance with the current ARC Requirements & re-submit to the ARC for review. The ARC will then make their recommendations to the board as to whether or not a variance should be granted or if it will be needed.

Owner agrees they should be able to reduce the mass on all points and get within or closer to the ARC Requirements.

Action: Owner and architect will reduce the square footage, the height & lot coverage and re-submit to the ARC for review.

Minutes: Minutes of the November 1, 2011, (emailed to board earlier) were APPROVED

Treasurer's Report: By Sue Helmy - Tabled.

New Business:

Presentation of possible non-board committees to help the board with Park issues, hedges, filming etc. (by Anne Sacks) – Prior Board President, Anne Sacks, suggested that it might be helpful to the board to create non-board committees for different issues that occasionally arise within the Huntington Palisades.

Action: Although the board appreciates the idea, the Board does not feel any non-board committees are needed at this time. Therefore, the board is not going to assign any non-board committees.

Follow up discussion with HPPA re: financials & costs to merge: HPPA board member and HPPOC resident Phil Polishook discussed the costs associated with managing HPPA. HPPA spends approximately 200K per year on ADT, accounting and other costs. They receive approximately 197K in revenue each year and have 50K in reserves. He noted that ADT has not increased their rates in 5 years. Phil stated that if HPPA & HPPOC merged and kept ADT it would cost approximately \$444 per year per household for 1 car which is a large savings to those who already pay for the ADT Patrol service at \$195 per quarter. HPPA has looked into other patrol services (SSA & Palisades Patrol) and they are very expensive.

Action: Phil and Michael will present at the annual meeting February 7, 2012 and the board will meet again in March to discuss how they would like to proceed, if at all.

Filming in our neighborhood: By Dick Littlestone - Tabled

Old Business/Updates:

-Tree Lights (by Dave Peterson): Tabled.

-Eyesore at 14914 Corona del Mar: Tabled.

Meeting adjourned at 9:02 pm. Next meeting will be scheduled via email.

Minutes taken by Jennie Smith