

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.

BOARD OF DIRECTORS MEETING

THURSDAY, JUNE 19, 2014

Palisades Library - 861 Alma Real Drive

Pacific Palisades, California

7:15 p.m. - 8:51 p.m.

REPORTED BY: SHARON CAHN, CSR NO. 6210

1 PACIFIC PALISADES, CALIFORNIA; THURSDAY, JUNE 19, 2014

2 7:15 p.m. - 8:51 p.m.

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4
5 DAVID PETERSON: The issue of this meeting
6 strictly relates to issues surrounding the park known as
7 Corona del Mar.

8 Thank you for all of you coming and for all of
9 you participating in the input process by your posts and
10 by E-mails you sent around, petitions and your postings
11 on our Web site.

12 It's a very controversial issues. All of us
13 are very, very lucky to live in such a special
14 neighborhood and the park is a special place and we're
15 all kind of in this together, you and us.

16 We're kind of up here by default because when
17 we went on the Board, nobody else wanted to be on the
18 Board. So, there from the brink of God, there would be
19 four or five of you up here and not us. It's a
20 non-paying position. We don't have any axes to grind.
21 We're trying to do the best we can to respond to the
22 needs of all the residents of Huntington, and try to do
23 something to make as many people as possible happy.

24 Toward that end, the Board, when all of this
25 started, the Board decided that we should hear from

1 Debbie Brown, who is a wonderful contributing member of
2 the Board; always a little late, however.

3 The Board decided that it would be necessary
4 and productive if we had a park committee composed of
5 different members of the community who represented
6 different points of view and Sue Jameson agreed to take
7 on leadership of that, and co-chair of the committee is
8 Anne Sacks who is a former President of the Board.

9 What we're going to do tonight is this: I'm
10 going to introduce Anne and she's going to introduce the
11 committee, talk a little bit about what they've done and
12 she will present Sue Jameson who will present a
13 background and history of the park and where we are and
14 what the recommendation of the park committee is. When
15 Sue is through with that, then we'll open it up for
16 comments and questions from the floor and we'll go
17 through that process and then the Board will discuss and
18 maybe ask questions of people of the audience or park
19 committee and see if we can come to some kind of
20 tentative conclusions about what we're going to do with
21 respect to the park. And the Board is going to vote
22 tonight. So, you can stick around for that or you get
23 tired and leave, but we are going to try to vote
24 tonight.

25 And with that, I'll introduce Anne Sacks who

1 spent countless hours meeting with people and working on
2 this problem and has been a long time person working on
3 problems.

4 ANNE SACKS: I'm Anne Sacks, and I know a lot of
5 you. Thank you for coming.

6 UNKNOWN SPEAKER: Do you have any mikes?

7 (Microphone issues and simultaneous discussion.)

8 ANNE SACKS: The issue of the park has been
9 ongoing since I was on the Board many, many years ago.
10 It's a beautiful space. It's right there and everybody
11 is a part owner and wants to take advantage and use it.

12 It has gotten very complicated over the years,
13 and one of the big issues was how to enforce whatever
14 rules were in place. So, when Sue agreed to run this
15 and I agreed to be co-chair, we wanted to put together a
16 committee that would represent all the potential
17 interests, so people who have dogs and have been using
18 the park, people with young children and grandchildren
19 who feel overwhelmed when there are unleashed dogs
20 running around, the nearby neighbors who have had to
21 watch a lot of went on in the park on a daily basis, and
22 long term residents who have always enjoyed it in
23 whatever way. So, we reached out to a lot of people and
24 we were very lucky that everyone that we asked said yes.

25 Mario Smolinsky, he lives directly across from

1 the park. He really has seen everything that goes on
2 there.

3 Kevin Roberts, a long time resident. Raised
4 his kids going to the park and is happy to live in the
5 Huntington, as all of us are.

6 Ralph and Lori Buoncristiani, who are also
7 long time residents and dog owners and have kids that
8 they raised in the neighborhood.

9 Kevin is not a dog owner. Mario is not a dog
10 owner.

11 KEVIN ROBERTS: That's correct. Past dog
12 owner.

13 ANNE SACKS: Lauren Evans, who has been
14 wonderful. She set up the Huntington site. She has an
15 absolutely beautiful little girl and a dog owner, but
16 representative of newer families that are coming in and
17 enjoying what the Huntington has to offer and has been
18 wonderful for us.

19 Cynthia Hirschorn, who has lived here, not a
20 dog owner, landscape/designer/architect who has given
21 countless hours of her time looking at the plans,
22 helping us figure out kind of what is best at the park
23 and how we can move forward from there, and myself.

24 We ask that you -- we started this sort of
25 from scratch. What can we do? What have we heard over

1 the years? What is possible? And everything was on the
2 table. Pull the fence down, leave it open, and nothing
3 goes on, keep everybody out.

4 The world has changed in the last 70 years.
5 So, what was, was wonderful, but there's a lot more
6 people coming through the Palisades now and a lot more
7 people aware of this neighborhood now, and there are a
8 lot of things that we had to deal with and I will turn
9 it over to Sue who will go through with the facts, the
10 presentation, the recommendations. We ask that you
11 listen respectfully to everything that Sue has to say
12 and hold your questions and comments until the end, and
13 when you're called upon, if you could identify yourself
14 so we can keep a record of the comments. Thank you.

15 SUE JAMESON: Thank you. Good evening all.

16 I put together a presentation designed to put
17 on the table the facts and the issues and then finally
18 our recommendations and the reasons why we're
19 recommending it.

20 Just so that you know, I personally have not
21 had an agenda on this at all, other than to provide the
22 facts and people can make good decisions. Just so you
23 understand, I personally don't really care what happens
24 to the park. You understand where I'm coming from, I'm
25 trying to be as unbiased as possible.

1 So, I'm going to go through the facts on these
2 four areas. The ownership, the original documents, the
3 zoning, the dog presence and exclusivity.

4 In 1926, the park was created, and Lot A which
5 is what the park is known as, was set aside for a park
6 and playground. Those words are said a lot and they are
7 in all of these documents. At the same time, there was
8 the articles of incorporation and those govern how the
9 park is to be managed, and the Board here, they are
10 responsible for managing the park as Board of Directors
11 of the HPPOC.

12 There was the quit claim deed, and an
13 individual grand deed that you sign when you buy your
14 homes. The language in the agreement specifically says
15 the land is for park and playground exclusively. It's
16 really important that people understand those are the
17 words in the documents.

18 Zoning came into effect in 1946, which is 15
19 years after the park was created, and at the time,
20 unfortunately the managers of the, the stewards of the
21 park didn't see fit to understand that that parcel
22 should have been rezoned at the time, because it was
23 zoned as for residential purposes only. Obviously,
24 that's in conflict with what's in the articles of
25 incorporation and the deeds, but who would have known

1 that we would have this situation today.

2 As a consequence, the City rightfully cited us
3 because we had unapproved use of the property as a dog
4 park. If you are operating a dog park in the City of
5 Los Angeles, you have to be zoned to do as such, and you
6 have to be follow rules, very strict owner's rules, like
7 Barrington Park, places like that. That's clearly not
8 who we wanted to be or who we are or who we were.

9 So, Dave Peterson spent a number of hours,
10 truly, he was a one man show. There were a lot of
11 people that wanted to get involved, but he knew that he
12 couldn't accomplish what he accomplished with a team.
13 He brought in experts. He went to the City and he was
14 able to get us to have a non-conforming right to use the
15 park as we've always used it.

16 Now, in that -- in effect it's a grandfathered
17 clause essentially, but in that right, we cannot have a
18 dog park. We are allowed to have an accessory area
19 which is a small area where dogs are allowed to be off
20 leash. Those are the parameters under which we are
21 operating. Now, mind you, you can open the park to
22 dogs, but they have to be on a leash, just like they are
23 on the street.

24 So, we could open the park and let people
25 bring their dogs and have it on leash; that is always an

1 option. We didn't pursue that option, because we felt
2 that people always had the right in the past to have
3 dogs off leash, so we pursued that as our option, so you
4 understand where we're coming from.

5 I know there's a lot of discussion about what
6 is a dog park and a lot of people are saying an
7 accessory area is a dog park. We can discuss that
8 later. But in our view, we have been granted the right
9 to have the accessory area with dogs.

10 Let's talk about the presence of dogs in the
11 park. Historically, there's no reason to believe that
12 dogs weren't allowed in the park. We went through some
13 old minutes to find if there were issues in the past
14 with dogs. We didn't read everything, because obviously
15 it would take forever, but we didn't see anything that
16 popped out that there were any issues that said dogs
17 were allowed or not allowed. But we do know that there
18 are many members that have been here for years that have
19 taken their dogs to the park or going to the park and
20 seeing dogs at the park.

21 We have every reason to believe that this is a
22 right that has been granted to Huntington residents
23 historically.

24 There was a survey in 2005. The question was
25 asked, "Should the park be closed to dogs?" There were

1 245 respondents and 163 said, "No, it should not." So
2 66 percent of the persons who responded said, "We want
3 dogs at the park."

4 Dog registration facts. They started
5 registering tags in 2004. To date, 187 families have
6 registered dogs and that represents about 40 percent of
7 the owners of the Huntington. There's 371 dog tags
8 issued. You could argue with those points. I'm not
9 here to debate the owner's dogs died, the tags are
10 duplicates. I just want you to get a sense of the
11 magnitude of people that want dogs in the Huntington.
12 That's the only reason I bring up any of these issues,
13 because there's been a lot of comments made that only a
14 local few that want dogs in the park and I don't think
15 the facts bear that out. So, that's the reason for
16 putting that up.

17 The current comment period. What we did was,
18 under the David Sterling Act, when you have a rule
19 changed, you have to post it and allow for comments.
20 Technically, all you really have to do is go to our Web
21 site, but we took the initiative to send out mailings to
22 every members. They knew we were doing this and gave
23 them a right to post. There have been 125 different
24 comments, most of them were private. A couple of them
25 have been posted by the owner. Two petitions were

1 submitted. One petition was by members that live around
2 the Corona del Mar Park and they all asked for no dogs
3 off leash and there were 11 families that signed that
4 petition. There was another petition going around for
5 people asking to have the park shared, one-third
6 two-third and open the park immediately; very upset it
7 was closed for so long, understandably. 55 families
8 signed that document.

9 There were E-mails where there were letters
10 stating that they were in 100 percent support what
11 you're doing, and there were 21 E-mails to that effect.

12 There were six people that just wrote E-mails
13 that said, no dogs. We don't want any dogs. And
14 several comments about not splitting the park and
15 comments about make sure people pick up the poop, make
16 sure there's no alarms, no Pitbulls, lots of different
17 comments, but no common thread that popped.

18 Now, that document is posted on the HPPOC Web
19 site. So, if you want to see a summary of comments,
20 please go to the Web site and you'll see it there.

21 Exclusivity. The issue is whether we open the
22 park or keep it exclusive to Huntington members only.
23 There's no language in the founding documents that say
24 the park is exclusive to Huntington members only.

25 Historically, there were signs posted that it

1 was private property, no trespassers allowed. We found
2 in the minutes in 1963, that there is to be a sign
3 placed on the gate indicating private property to be
4 used by the members of HPPOC only. So, there's clearly
5 a historical record here of the park wanting to be for
6 Huntington residents only.

7 The general consensus is that a lot of
8 outsiders were creating a lot of the burdens, dog
9 walkers; and dog walkers we were told they were actually
10 using pictures of the park as advertisements to say,
11 "Hey, we're a great dog walker. Look where I can take
12 your dog." I say that because I think that's a point to
13 be made of why we shouldn't allow outside persons to
14 bring their dogs to the park.

15 Now, I want to discuss the issues. Recent
16 park history. Mario who is our representative, if
17 anyone wishes to hear from him, but the families that
18 live around the park, all 11 families, the E-mails that
19 we received from these persons were so passionate about
20 not allowing dogs in the park and really letting us know
21 that it has been an incredibly burdensome environment
22 for them with the 24/7 with the dogs, socializing hours,
23 they're clearly upset by what has happened in the past
24 10 years.

25 That is a fact that can't be disputed. That's

1 just the reality of the situation, and knowing that is
2 prudent of the rest of us to acknowledge that and be
3 aware of what has happened to them and any plans made in
4 the future to take into account the sensitivity of the
5 neighbors who live around the park.

6 The recent park closure: Several people were
7 very upset when we closed the park, and they said we
8 shouldn't have, but please understand it wasn't a
9 willy-nilly decision. Our hands were tied, because if
10 we opened the park and the dogs went to the park, the
11 City could come and shut us down and we didn't want to
12 get ourselves in that situation, and we didn't have an
13 answer about how we should reopen the park. So, our
14 only choice was really to shut the park down and go
15 through this process, and I apologize for
16 inconveniencing you, but that's all we could do.

17 So, the two clear issues that we dealt with,
18 dogs or no dogs, and members only or open to public.

19 The issue of dogs or no dogs, the only way we
20 can have dogs is bifurcating the park or we allow dogs
21 on leash. However, we believe that the right has
22 existed to have dogs off leash for years, so we've come
23 up with this solution which the City is allowing us to
24 do; which is to bifurcate the park. A large minority of
25 the population wants to have dogs off the leash at the

1 park and current comment period clearly is in favor, the
2 majority of the people are in favor of allowing dogs to
3 be off leash.

4 Whether or not we should enforce a private
5 park environment, again, historically, the park has been
6 private. If we maintain a privacy and security system,
7 it will help with the neighbors and also the liability
8 of non-owner actions by us is probably something that we
9 don't want to be subject to.

10 So, as part of this process, we have engaged
11 in developing a security system. We have created a
12 closed loop system, where once someone goes in the park,
13 out of the park, we have the ability to monitor that
14 process in its entirety.

15 And Lauren and Kevin were the two members that
16 spent a lot of time researching this. Lauren was
17 researching patrol services, ADT, Pali Patrol, Retired
18 Cops; it was too expensive to engage them, so we opted
19 out of that, but we have concluded that we want to put
20 in a gate system with card key system and I'll let Kevin
21 Roberts talk about that.

22 KEVIN ROBERTS: Thank you, Sue.

23 So, when the committee came to the place where
24 we felt we needed to recommend closing the park down
25 with the current gates and the current perimeter, we

1 looked toward a system that many of you may be aware of,
2 and use it.

3 This is my card (indicating) that I use to get
4 into my office building. I have to use it to get in the
5 parking lot, into the elevator, back out of the parking
6 lot. It works real easy. It has my specific code on
7 it. So, there's just a little box on it. You don't
8 have to push it in. You don't have to touch it. You
9 waive it. We'll mount two of these security readers by
10 the gates where we have right now at the entry. You
11 wave it, it clicks unlock, you walk in..

12 When that happens, in our office, it will have
13 a software system with our computer system in there that
14 will know if we need to know who just went in the gate
15 and what time, if we need to look back on it, and also,
16 when you leave, you won't have to fumble with something
17 if you have a dog or small child or something. We'll
18 just have a post nearby that will read it as you walk by
19 because you'll have it with you when you enter the park.
20 So, that's part of the closed loop system. If for some
21 reason there's a need to come back and see who was in
22 the park on a certain day with what people, every house
23 would receive two of these and every residence has its
24 own personal security code in it, and that's how that
25 would be tracked.

1 We've talked about making some recommendations
2 that say maybe a white one for one area, but if the dog
3 owners have some other things to do, they have a red
4 one. Maybe that just makes it easier for people
5 spotting things or ADT coming by. So, we have that
6 flexibility if we want to use it.

7 The system can be installed. It's about a two
8 to three week system. We're going to build two new
9 gates. They are going to be where the gates are now,
10 we're just going to make them a little higher. They are
11 going to look the same. We are proposing right now not
12 to raise the gate that runs along the street, leave it
13 there with a bulgan vedes (ph.) in them. We know that
14 if someone wants to climb over it, they're going to be
15 able to climb over it. We don't want to have to address
16 all of that right now.

17 Because, as have been in the park sometime,
18 and I don't know when we started it, but there's
19 surveillance video cameras in that park and Chase works
20 really hard with the company that runs that with us to
21 be able to see every part of that park. So, we're
22 hoping with that and the card system, we have viewing to
23 go back in time, if need be, or somebody sees something
24 happening at the same time, they can make a call to the
25 park or to ADT. Lauren has gone through a lot of work

1 so we can tighten up our understanding of ADT of what we
2 need of them, what we require of them, how we want them
3 to interact with people.

4 A call can be made and they can come right up.
5 If Chase needs to know who that person is, she can on
6 her telephone say it's Mr. Smith, Mrs. Smith, it looks
7 like they need some help there, and they can come down
8 and make it quicker to respond and more personal
9 whenever we can.

10 Some people said, "Well, we may have people
11 abuse the security card system." Well, if that's the
12 case, in our office if we have it open from 8:00 a.m. to
13 dusk let's say, certain times of the year, this card
14 won't open the gate until 8:00 a.m. and it won't open
15 the gate until after dusk. That time frame is set in
16 our office and we can change it during the course of the
17 year, but that time is set in our office.

18 If someone says, "I lost it," no problem, we
19 can deactivate that card and send a new card. What if
20 they give it to their friend and their friend has a card
21 and they say "I lost it," we can deal with that;
22 deactivate them. Those cards are null and void. They
23 get a new card system and we have it on our database
24 there. Anything else?

25 SUE JAMESON: That's good.

1 When we reopen the park, what we're going to
2 try to do is have Chase from our office be there from
3 4:00 to 7:00, 4:00 to 8:00 on Monday through Friday to
4 watch the park. Thank you, Chase for doing that.

5 It's a lot more friendly. She knows a lot of
6 people and she knows the system. I think that will be
7 an effective way that when we do reopen the park, it is
8 done successfully.

9 Budget: Concern for a lot of people
10 rightfully so. Right now on the books, we have as of
11 December 2013, we have a reserve fund for the park of
12 30,000, reserve fund for litigation 358,000. At the
13 January meeting, we up'd that number to 90,000 for park
14 restoration. We've spent \$20,000 currently. I don't
15 know if you've seen the park, but Cynthia Hirschorn,
16 this girl has done an unbelievable job at working with
17 the gardeners and contractors and cleaning up a lot of,
18 like where the terrace work was done, coming up with
19 budget, it is goes on and on and on, and coming up with
20 renderings. They're all subject to discussion, of
21 course, and Dave Peterson too, he thinks he was a
22 landscape person in his prior life, but all the work has
23 been done and we cleaned up from the fire. We bought
24 benches; they look great, but there's a lot of work to
25 be done. We spent about \$20,000 so far. So, that's

1 Phase One, so the park can be reopened and we can work
2 with it.

3 A major issue on the park is the current grass
4 and the slope of the grass and making sure that the
5 water goes away from the hillside. We do have a lot of
6 issues now, so we may be in a situation where we have to
7 tear everything out and start over again. If we do,
8 that could be very expensive, to the tune of 150-. The
9 chances are we won't and we don't want to do that and I
10 take full responsibility for putting out the number.
11 200,000 was probably way too high and I should not have
12 put that number out there, and it's not even 150, but
13 there's a lot of uncertainty right now and we really
14 don't know what the numbers are, but we do have the
15 reserves to spend that money if need be.

16 Kevin, do you want to talk about the grass;
17 why don't you educate everybody about what's going on
18 with the grass.

19 KEVIN ROBERTS: We have got Kikuyu grass there
20 right now, which my lawn, front and rear yard is Kikuyu
21 grass and I bet many or most of yours is. It's an very
22 invasive grass that was brought in from South America to
23 create hillsides an anti-erosion issues. So, it's nasty
24 stuff and it takes over, if you let it. So, that's what
25 we have now.

1 The characteristic of it as I think you all
2 know either from the park or your house; it grows and it
3 gets real thick and spongy and it's not real attractive
4 to walk on and so on. So, that's what we have right
5 now. We can improve that dramatically.

6 We can do what's called verticutting, so
7 instead of as the grass grows, cutting the top off like
8 we do all the time or our gardeners do, you come up with
9 a verticut, a vertical blade and cut that level down and
10 you do that a couple of times, and you get it down to
11 how you like to feel it on your feet and it doesn't take
12 so much water either. All that water gets stuck in
13 there instead of going down to the roots. This has not
14 been done to that turf for many years. It's something
15 that can be done. It's not terribly expensive, and now
16 is the time to do that because it's a growing season.
17 Take it down, and if the decision is to do that, it will
18 be ugly, it will be brown and ugly for two maybe three
19 weeks and then it will start growing again. We may need
20 to do that again in September. We would know and see
21 what happens in that time period, but it will create
22 instead of a big thick patchy spongy surface, it will
23 create one like this, very hardy and very nice, use less
24 water than it does now.

25 So, that's a lot less than if we feel we

1 needed to come in and get recommendations that we really
2 need to do this to save the hillside or whatever, to
3 kill that Kikuya, to scrape it off, to grade it all the
4 way through and put an irrigation system in and re-sod
5 it with a new turf which would be a Bermuda or actually
6 a better turf is called a Palpalum which is more
7 conducive to our coastal climate here and uses less
8 water than the Bermuda does and it's a little tougher to
9 stand up to the Kikuyu that wants to come in and invade
10 it.

11 So, there's some options there, but as Sue
12 mentioned, if we believe the long term decision is to
13 take this Kikuyu out, it can be done, it would be about
14 a 90-day period to kill the turf, renovate the park, and
15 give the new sod a few weeks for people and dogs to stay
16 off it so the roots can catch and go, but it can be
17 done.

18 SUE JAMESON: We are very fortunate to have Kevin,
19 a prior golfer; he knows his grass.

20 The other issue that has come up on a few
21 occasions, Mr. Littlestone is a big component of having
22 the membership vote on the changes. That is certainly a
23 viable option. We did not do that this round, doesn't
24 mean we can't do it, but because we felt the articles of
25 incorporation gave the authority to the Board to make

1 these changes. You can read the exact words in the
2 articles.

3 The David Sterling Act gives the Board the
4 authority to approve rules and regulations to manage the
5 park without voter approval.

6 The other thing is, I think it's pretty clear
7 that a sufficient minority wants dogs at the park, and
8 so the chances are that we would come out with enough
9 people wanting to have dogs, but it's open for
10 discussion.

11 These are the recommendations that we are
12 asking the Board to vote on tonight. We are going to
13 have a comment period in a minute, but just to reiterate
14 it: It is to Create an accessory area. Adopt the park
15 rules, and in that park rules, anybody who gets a card
16 key has to sign a liability waiver. Create, have this
17 park committee be a management committee, and make this
18 permanent. Formalize the historical precedence of
19 making the park exclusive to members only. Change the
20 name of the park to the Huntington Park. The reason
21 behind that is that the Corona park sounds more for the
22 people of Corona del Mar and it's really for everyone,
23 and being private, we're turning a new chapter in the
24 history, so lets start fresh. And install a locking
25 gate and hire a landscape/architect. So, that is the

1 presentation.

2 The next step is the Board vote tonight. A
3 soft opening, which is putting up the temporary fence,
4 we're waiting, they should be here any time. Having an
5 opening celebration. There are padlocks now on the
6 gate. The padlock is on 621; that's summer solstice, so
7 people can remember that date; that's how you get in.
8 Continue with review of architects, geologists.

9 Continue with investigating how to create an
10 internal hedge that is seamless and moveable, so if you
11 do have a wedding and need the park, you can move that
12 hedge any time, and install the security system.

13 So, that's what is next that we have planned.
14 You wouldn't see it, but if you need to move it against
15 the wall, it's pretty.

16 That is the presentation. We are going to go
17 now to the comment period which we'll help be managed by
18 Chase and Janine. We forgot to mention at the beginning
19 of the presentation, none of this would happen without
20 them. The amount of E-mails that they have to respond
21 to and the work they do is inordinate, so we thank them
22 for their hard work. David, back to you.

23 DAVID PETERSON: Thank you, Sue. I can't express
24 enough of our thanks to the hard work and the amount of
25 time this entire committee and Sue and Anne and Cynthia

1 and Kevin, Lori, Ralph, Lauren, Mario have put into this
2 and I think we owe them a lot.

3 What we'd like to do now, we have a general
4 idea of what the issues are from reading the postings on
5 the Huntington -- and reading the petitions and seeing
6 the postings on our Web site.

7 What we'd like to do now is open up the floor
8 so you can express your feelings and thoughts if
9 somebody has any new ideas, different ideas, we'd like
10 your reactions to this to help the Board in their
11 decision making process.

12 So, with that, I'd like to open the floor to
13 anyone who wants to say anything. Mike?

14 MIKE: Congratulations to the committee; very
15 comprehensive and very understanding and appreciate the
16 transparency. Can you show us where this two-thirds
17 with one-thirds is left to right, north to south.

18 SUE JAMESON: I forgot that part. I do not have
19 it on the slide. This is an aerial view of the park.
20 People can come up here and see it or we can pass it
21 around.

22 This is the bifurcation right here. It's an
23 estimate. We have stakes up at the park right now, so
24 if people want to go by the park, they can see where we
25 staked it out.

1 The measurement of the space is because we had
2 it measured, I'm going to tell you the measurement of
3 that space. The area -- the entire park is about 25,000
4 square feet and the accessory area that we have staked
5 out right now is about 6500 square feet and the rest of
6 the space is 18-5. So, that is about 35 percent, but
7 the -- it's -- sorry -- 25 percent. It's 25 percent,
8 but there's a lot of usable space, unusable space by the
9 warehouse, so it's close to a third of the usable space.

10 If you go see it, and we had a lot of people
11 with dogs go and they feel like it's sufficient. It's
12 not cast in stone, and again, we open the park up for
13 the summer, we're putting a temporary fence, and we're
14 going through a trial period, so if it doesn't work, we
15 can adjust it. There's lots of room for
16 maneuverability. Is that helpful, Mike?

17 MIKE: Yeah. Great, Sue.

18 ANDY CRACCHIOLO: My name is Andy Cracchiolo. I
19 don't have a dog, but I live fairly close to the park.
20 The liability issue is what really bothers me, and it
21 must bother you all because you have a reserve of over
22 \$350,000 for potential lawsuits for litigation.

23 When you open this as a dog park, that section
24 of it, you're essentially inviting people to bring their
25 dogs in; that's clear. There's a high probability that

1 there will be some kind of action in there, a dog will
2 bite somebody or a dog will bite somebody else's dog and
3 this association has had way too many lawsuits to begin
4 with.

5 So, the issue is that even though you ask
6 people to sign a waiver of liability, I don't know
7 how -- I'm an orthopedic surgeon -- I don't know how
8 that legally stacks up and I don't know how much
9 liability insurance we have.

10 DAVID PETERSON: That's a good question. We have
11 had some dog incidents. Dogs have been using the park
12 for a long long time. The liability issue has always
13 been one of concern. We have insurance that should be
14 sufficient to cover any incident where the association
15 might be sued.

16 ANDY CRACCHIOLO: Do you know how much insurance?

17 DAVID PETERSON: I can't remember 10 million or we
18 have an umbrella policy; that's pretty substantial, and
19 given the history of past usage and past dog bites, we
20 feel comfortable that the insurance would pay for the
21 cost of a lawyer to defend the association which is
22 oftentimes more than the amount you end up settling for,
23 plus the settlement. So, we feel comfortable with
24 respect to liability, we're okay, and we'll be much
25 better off in terms of if we need to increase our

1 insurance and keeping the premiums reasonable, fewer
2 people and have it just be Huntington residents, better
3 control.

4 ANDY CRACCHIOLO: If you haven't gotten legal
5 opinions, don't you think it would be a good idea to go
6 to a law firm and put this all in front of them and get
7 an opinion as to whether this is adequate or inadequate,
8 not just a member of Huntington, but a lawyer?

9 DAVID PETERSON: We have talked in the past when
10 insurance comes up with respect to dogs, we've talked to
11 Earl Ellis who is general outside counsel for the
12 association and who recently we've been using the firm
13 of Swedelson & Gottlieb and all they do is represent
14 Homeowners' Associations, and they represent Homeowners'
15 Associations that have dog parks, and I have spoken
16 specifically to David Swedelson about liability coverage
17 and he told me that he believed that our coverage was
18 satisfactory, and we could go get an opinion letter.

19 ANDY CRACCHIOLO: Could you get that in writing
20 from a competent firm? Now, you have a plan, and I
21 think if you submit the plan to a law firm that's
22 familiar with these things.

23 KEVIN ROBERTS: We'll make a note of that.

24 DAVID PETERSON: We can't get a
25 ironclad guarantee.

1 (Simultaneous speaking.)

2 ANDY CRACCHIOLO: I think you should post that on
3 the Web site and send an E-mail around that that is on
4 the Web site that people can review it once you get a
5 legal opinion.

6 UNIDENTIFIED SPEAKER: Have you checked it with an
7 insurance company?

8 DAVID PETERSON: Yes. That's one of the reasons
9 we have the rules. One of the reasons we restrict the
10 breeds.

11 SUE JAMESON: Yes. We specifically said dogs.

12 DAVID PETERSON: We reviewed the policy with them.

13 BILL PRACHAR: Hi. Bill Prachar. I'm a dog
14 owner, but I'm on-leash dog owner. What I like to do --
15 I'm a photographer. I like to go down to the point,
16 down to where the benches are. May I walk my dog on
17 leash in the section that is not a dog section?

18 SUE JAMESON: No. The answer to that is no.

19 BILL PRACHAR: Why not?

20 SUE JAMESON: Because we're trying to keep the
21 people area free of dog residue. For kids to play and
22 for people to walk through and enjoy it, we really
23 believe its time has come where an area is free of dog
24 residue.

25 BILL PRACHAR: You're taking away the most

1 beautiful part of the park for dog owners by removing --

2 SUE JAMESON: You can go to the park without your
3 dog.

4 BILL PRACHAR: I understand. I just like to walk
5 there.

6 SUE JAMESON: I know that's not going to make a
7 lot of people happy, but we believe that's the right
8 thing to do.

9 BILL PRACHAR: I will accept the rules that are
10 passed, but I just wanted to get that out.

11 SUE JAMESON: I appreciate that.

12 GAIL GOLDRING: Gail Golding. The issue that
13 we're just talking about, the insurance, doesn't that
14 apply to people --

15 SUE JAMESON: We have liability insurance. We're
16 covered.

17 GAIL GOLDRING: Doesn't it cover dogs, everything?

18 SUE JAMESON: Yes.

19 KEVIN MAYER: The coverage that we have for the
20 association is for the Board as well, but the folks that
21 own dogs, we have to believe that they have their own
22 protection liability as well. If you have a dog that
23 bites someone, it's unlikely that the association is
24 going to be involved. It's going to be the owner. The
25 carrier for the association goes after your carrier for

1 indemnity, so people have to be responsible for the
2 actions of their dog as well. We have more than
3 sufficient coverage to take care of this association.

4 DAVID PETERSON: There's this Web site, if you
5 want to get more into this issue, it's called
6 dogbitelaw.com and it's a Web site of a lawyer that does
7 nothing but handling dog bite cases.

8 SUE JAMESON: Next.

9 ED STANTON: Ed Stanton. I wore this shirt so
10 people would know who Ed Stanton is.

11 IN UNISON: We all know Ed.

12 ED STANTON: I have lived here for 35 years. This
13 is as good a place as any to live and part of the jewels
14 of the crown is the park. We've gone there through
15 Three generations of dogs, two generations of children,
16 friends, and all that; it's wonderful. We're lucky. I
17 think the compromise that the Board has worked out is
18 great. I would like to have dogs all over the park, but
19 that's not going to happen. One of the things that does
20 trouble me about the people around the park when they
21 say, "Gee, this is terrible." People that buy houses
22 near parks and near schools, there's going to be some
23 problems. The congestion when people drive their cars
24 around here. The people right here, going right here
25 now. My point being, I think listening to a small group

1 complain about the noise, the dogs in the dog park,
2 really isn't the whole neighborhood and nobody bought
3 their house before 1936, so that park has been there for
4 a long time and when you buy a house near a park, there
5 are potential problems. So, that troubles me when I
6 read the E-mails. I think we're very fortunate to have
7 this thing. I think the Board has found a wonderful
8 compromise. This isn't Pitbull fighting out there.
9 This is nice dogs running around. I think you have done
10 a great job and you deserve a round of applause.

11 SUE JAMESON: I just want to say something that a
12 lot of people made the comment, when you buy a house
13 near a park, you know the consequences, and I'm sure
14 people around the park knew that when they bought that
15 house, but they didn't expect it to be what it was over
16 the last 10 years. So, let's give them some respect to
17 what they have had to experience. So, you're right Ed,
18 but it got out of hand. So, this is to make sure it
19 doesn't get out of hand again.

20 GERRY BERKE: I'm Gerry Berke and I live on
21 Rainbow. I think we're very lucky to have this park
22 here. When you think about it, the Huntington, having a
23 contentious issue of whether or not to have dogs at the
24 park, we're so lucky. One thing and I've lived here 30
25 years. I used to bring my son to the park, we called it

1 the fishing park. We would sit on the bench there and
2 pretend we were fishing down the hill there.

3 I would bring my first dog Snickers. He died
4 when he was 10 years old. And I have another dog that I
5 bring over there now; but something that I noticed, the
6 dynamics of the number of people and the people coming
7 to that park have changed over the last 30 years.

8 When I brought my son there as a fishing park,
9 there wasn't anybody in that park. You were lucky if
10 you saw three people in that park at any one time.
11 There's a dog out there right now behind us.

12 Now, cars drive up and I actually feel bad for
13 people who live around the park, because cars drive up,
14 a lot of people get out with two or three dogs. I know
15 almost everyone who lives in the Huntington because I
16 walk my dog around at night and he gets barked at by all
17 the other dogs and I've seen all your faces, and so a
18 lot of people that come to the park in the past have not
19 been Huntington residents, and I think that's the
20 underlying problem that we have.

21 I'm not even sure why we're giving people two
22 card keys. Why not just give them one. If you give
23 them two, it's likely that one will be given to someone
24 else and it may not be somebody who lives in the
25 Huntington.

1 I think we need to think of a strategy to
2 really reduce the number of people from outside the
3 Huntington using that park. I think if we do that, a
4 lot of the problems that we've been experiencing will go
5 away.

6 JOSEPH SHALANT: Joseph Shalant. I live on
7 Camarose (ph.). I've lived in the Huntington 40 years,
8 and I remember the park years ago and I've used the park
9 over the years continually. Several comments I want to
10 make.

11 I think if we all focus on what the problems
12 are and try to deal with what specific problems exist,
13 we'll accomplish quite a bit. As far as the holes in
14 the park, I don't think anyone would like to see holes
15 in the park where kids can't run and people can trip and
16 fall; that should be taken care of the by the gardeners,
17 and also I suggested that we have a pile of dirt and
18 shovel that people can use to fill the holes on a
19 continuing basis, if their dogs make a hole.

20 Also, in terms of who uses the park, I think
21 we want to look at the park as being a place where nice
22 people gather friendly, you meet one another and chat
23 with people and they're not necessarily only Huntington
24 residents that are quote, people that you see over
25 there. So, I think we want to avoid having people in

1 the park that are not the type of people who we want to
2 come into our homes.

3 SUE JAMESON: How do you do that? Do you rate
4 them?

5 JOSEPH SHALANT: One way you can do it -- and
6 that's obviously a good question. We've had cameras on
7 the park for like two years, and I've asked the park
8 committee a number of times, what has been seen on those
9 cameras that is unseemly, that suggests there's some
10 sort of a danger, that there's a need to correct what's
11 been going on, and so far the answer is zero.

12 SUE JAMESON: That's not a fair statement, Joseph.
13 The answer was zero with respect to what's on the video.
14 We have described to you on several occasions the
15 activity at the park and your response was, well, I
16 haven't seen that. I'm happy to have Mario talk to you
17 because I think you respect him and he lives across the
18 street, he can describe to you the activity that's gone
19 on, but I don't want to do that here. I think most
20 people understand that and appreciate that that's what's
21 gone on, but the video does not have that activity
22 because unfortunately some cameras were broken and we
23 didn't have enough cables to get the data up to save it
24 at the home office. We have corrected all of that. So,
25 now we have the ability to see who was in the park and

1 see all the activity and save it for two or three weeks.

2 JOSEPH SHALANT: I understood that we spent
3 roughly \$50,000 for the cameras before, and so far
4 you're saying that nothing has been captured by the
5 cameras that would concern us and seem dangerous or
6 undesirable.

7 SUE JAMESON: Any companies that have cameras,
8 Ralph's, whatever, they save the data for two weeks and
9 they move on, so the same is happening with us.

10 JOSEPH SHALANT: So far, nothing objective has
11 been shown to any of us that is particularly undesirable
12 that we have to prevent.

13 SUE JAMESON: Why do you say that?

14 DAVID PETERSON: Joseph, there's ample evidence.
15 We have had complaints from elderly people who don't go
16 to the park anymore because they're afraid they're going
17 to get knocked over. We have complaints from people
18 that don't take their little children there because
19 they're afraid they're going to get knocked over. We
20 have complaints from people who track dog feces home
21 into their house. We've had complaints from all kinds
22 of people who say that the number of dogs that have been
23 using the park over the last few years have been a
24 problem, not to mention the complaints of the people who
25 live around the park when dog walkers would come and

1 people would come from outside the neighborhood.
2 Whether it's on film or not is irrelevant. We have all
3 of that anecdotal evidence. What's your point?

4 JOSEPH SHALANT: I'll say what my point is.
5 You're talking about people that don't go to the park,
6 don't want to go to the park because of some fear that
7 they have getting knocked down and so forth. If it's
8 real, it's a problem and should try to deal with it.

9 I want to go to people coming up in vans and
10 letting their dogs go to the park. I think a simpler
11 way or more direct way is to not let people go to the
12 park with dogs that they don't own. If they own the
13 dog, that includes dog walkers, then it would be less of
14 a problem.

15 SUE JAMESON: We have a two minute time frame on
16 people speaking and you've exceeded that.

17 JOSEPH SHALANT: The last thing I wanted to say, I
18 don't like the feeling of regimentation of when I go to
19 the park that people will know necessarily that it's me
20 or somebody else. Do people feel comfortable with that
21 knowing that they're being tracked.

22 SUE JAMESON: That's a legitimate question.
23 That's Big Brother --

24 JOSEPH SHALANT: Then we have to go along with it.
25 I would vote against it.

1 (Simultaneous speaking.)

2 SUE JAMESON: Let's do an informal vote. How many
3 people are in room are uncomfortable with the fact that
4 there's a database that knows that your card key was
5 used to get in and out of the park? Does anyone object
6 to that process? Sorry. That's two questions.

7 UNIDENTIFIED SPEAKER: Nobody really wants that.
8 We all prefer not to have that, but we're doing this as
9 somewhat of a necessary evil in order to achieve a goal
10 and I think a lot of us would be willing to do it for
11 that reason.

12 SUE JAMESON: So, well said. Thank you very much.

13 If we have to do that, who objects to the
14 knowledge that your entry and exit is entered by a
15 number in the database at the office?

16 JOSEPH SHALANT: I do.

17 SUE JAMESON: So, we can go on record that
18 Mr. Shalant objects to that. Next.

19 MARGOT METZNER: Margot Metzner. I'm a dog lover,
20 but not a current dog owner. Two questions. First, I
21 don't know what a moveable hedge is, so I want to know
22 what a moveable hedge is, and second, you said you've
23 been granted the right to have an accessory dog area, is
24 that in writing or did you get some limit on the size,
25 or what is your quote, right, to have that?

1 DAVID PETERSON: We do not have anything in
2 writing. What we have is a meeting with the City
3 planning people and with the senior zoning person. We
4 went over at some length all of the issues relating to
5 the park, and they do not want to get involved.

6 Their position is that if we have dogs off
7 leash running throughout the park that the park could be
8 characterized as a "dog park" and if so, we would get
9 into a legal hassle with respect to where we argue it's
10 private property, it's fenced, we can do what we want.

11 But the fact of the matter is, once you have a
12 lot of dogs Running around in an unrestricted area, it
13 has the potential to be characterized as a dog park.

14 What the City planning people have told us is,
15 in order to protect ourselves is we can have a smaller
16 and undefined accessory area they call it, don't refer
17 to it as a dog park, but an accessory area that doesn't
18 take up a majority or large section of the park where
19 dogs can be off leash and doesn't make a health and
20 safety hazard; then it's all right with them. But they
21 won't give us anything in writing because it's a gray
22 murky area. They wouldn't get involved unless there
23 were complaints made against the park.

24 UNIDENTIFIED SPEAKER: So, you don't have it in
25 writing?

1 DAVID PETERSON: We won't get it in writing.

2 SUE JAMESON: We will not get it in writing.

3 DAVID PETERSON: The only way to do that is go
4 through the whole variance process which is complicated.

5 SUE JAMESON: And expensive.

6 DAVID PETERSON: And we might never be able to get
7 that right because if we wanted to have an official dog
8 park, it would need to be bigger and meet different
9 criteria; that's why it needs to be kind of an informal
10 smaller area and we don't know what to call it exactly,
11 but an accessory area or --

12 SUE JAMESON: An exercise area.

13 MARGOT METZNER: And the moveable hedge?

14 SUE JAMESON: What I meant was, for the summer
15 we're going to have a temporary fence and once
16 everything is said and we're all happy, we're going to
17 create -- this is the current thinking, okay --

18 ANNE SACKS: None of this is in stone. We hear
19 comments, we process, we get feedback, and we talk to
20 experts and it all changes. So, don't hold anything
21 that's said here tonight as written in stone and come
22 back and say, but you told us. We respond to input.

23 SUE JAMESON: We would have pots with wheels on
24 them with plants in them and you wouldn't see the pots,
25 but you could move it if you wanted to have the whole

1 park used for an event or Wedding or something.

2 ANNE SACKS: That's a possibility.

3 DAVID PETERSON: Let me clarify so everybody
4 understands. What we're talking about now is talking
5 about a soft opening, getting the park open. We're
6 going to put in temporarily a wrought iron fence that
7 would be similar to the fence in back, and we'll
8 probably put a green shade on it so dogs or people
9 wouldn't go through the wrought iron, but when we put in
10 the permanent separation, that's what we're going to be
11 depending upon whether Cynthia or other landscape people
12 that could help us design something that would be a
13 hedge with wire mesh to keep dogs from going through,
14 that we could move, not move, that would be something
15 that would be determined in the next phase.

16 What we're doing now, for example, in the back
17 left-hand corner as you face the park, we've taken out
18 all the bushes and shrubs and Cynthia had plants planted
19 in there. We've smoothed it out so we could put
20 decomposed granite so it can be used as a place to sit.
21 We were thinking of having a picnic table there, so
22 people could have lunch there and look at that
23 spectacular view, but the permanent plan will be
24 developed over the summer and fall, and at that point
25 we'll have specific numbers with respect to budget and

1 cost.

2 What we're talking about doing now is the
3 preliminary steps and then while this soft opening is in
4 place, as Sue said, then we'll do the formal plan for
5 the permanent design.

6 MIKE WIMER: Hi, I'm Mike Wimer. I have a couple
7 of questions for you. No. 1, threshold issue. Are we
8 going to have any legal problem establishing the park
9 exclusively for Huntington Park? One of the issues that
10 came up here is that until 1963 you had not seen any
11 verbiage that that lot is for our exclusive use and I
12 just wanted to --

13 SUE JAMESON: No. No. I'm sorry. Let me correct
14 myself. The original documents did not say "exclusive";
15 it was to the benefit of Huntington members, and we did
16 some research and found one reference to the exclusivity
17 1963. I'm sure there was more, but we were just looking
18 for a couple of references.

19 UNIDENTIFIED SPEAKER: We found a lot, Mike.

20 MIKE WIMER: Are we going to have any problems
21 saying it's just for us?

22 DAVID PETERSON: No. It is our private property.
23 It's owned by all of you, based on the number of lots
24 you own.

25 MIKE WIMER: Thank you for your response.

1 Frankly, those of us who lived by the park
2 have never wanted to be rabble rousers or anything like
3 that. All of these things that happen at the park
4 effect us 24/7. When the sun goes down, everything
5 happens.

6 Thank you for acknowledging that and thank you
7 for all the work you've done.

8 MARK MANDELKERN: I'm Mark Mandelkern.

9 (This speaker continued inaudible
10 throughout his presentation.)

11 First, I'd like to echo Gerry's comments. 30,
12 40 years ago, there was much less dogs in the park.
13 It's not much of a historical precedence what's been
14 going on (Continued inaudible.)

15 Second, 10 to 20 people come every evening.
16 Giving up one-third of the park seems disproportionate.
17 We lost one-third of the park. Now, we have two-thirds
18 of it, and frankly, I don't see how you can remove when
19 there's dog residue in one-third of the park. You do
20 not want to walk around.

21 Just a couple of other comments. If
22 essentially all of the owners in the City of the park
23 don't agree with this, that's a pretty high barrier to
24 overcome and I'm sure specifically invites --

25 THE REPORTER: I can't hear him.

1 CHASE: Just do the best you can.

2 MARK MANDELKERN: If they're all opposed, this
3 could be a problem. The Huntington is trying to get
4 around this accessory, but it is one-third of the park
5 and according to Jack Chang, the City Planner, that's
6 the size of a typical lot in the City of Los Angeles and
7 so we're dedicating a whole lot, five or six thousand
8 feet would be --

9 SUE JAMESON: The space now is 6500.

10 MARK MANDELKERN: Yes. I noticed it was less than
11 6,000 in your original plan.

12 SUE JAMESON: We never gave a measurement. Okay.

13 MARK MANDELKERN: You did. I wanted to make the
14 comment that it has grown. There's language in the
15 articles of incorporation that say park and playground
16 use only. Is a dog park satisfy that criteria, an
17 industrial park doesn't, we call it accessory use. I
18 can imagine local homeowners going to court and suing
19 the HPPOC saying this violates the -- I'm not aware. I
20 could imagine that there's some chance.

21 Finally, personally, I think the aesthetics,
22 it's a beautiful open space. To cut it off into two
23 pieces with a fence in the middle, to me -- anyway.

24 SUE JAMESON: It's not a fence. Thank you. We
25 appreciate your comments. We'll make sure it's

1 attractive. If it's a hedge. It's greenery. Okay.

2 ALAN ORENSTEIN: Alan Orenstein. Jamie and I have
3 been here over 30 years. We live between Mark and
4 Gerry. We raised our kids and raised our dogs,
5 grandparents came from East Coast. This is very
6 contentious and vitriolic issue, and I think the Board
7 has come up with a compromise that is rational, it
8 doesn't please everyone, but I think the Board and dog
9 park committee should be applauded. It's a great
10 compromise.

11 SUE JAMESON: President extraordinaire, Mr. Dick
12 Littlestone.

13 DICK LITTLESTONE: Okay. Some of you may have
14 seen my comments on whatever that thing is called. We
15 love dogs, but -- and I first want to thank the Board
16 and the committee and everybody else, they have really
17 done a tremendous job working on this thing, but I feel
18 they had a preconceived notion that it should be a dog
19 park there.

20 So, it seems to me, the first question should
21 be: Should there be dogs or not? Let me back up.
22 First question should be whether the Board should vote
23 on this by itself. I think it's most important. This
24 is more serious than the suit that the homeowners had 25
25 years ago against the Board. More serious than that one

1 which we had to overcome what the Board was trying to
2 do. Simply rewriting the CC&R's and article guidelines.

3 Today it's redoing our single common area
4 which I think -- I don't think have this moveable --

5 SUE JAMESON: Hedge.

6 DICK LITTLESTONE: So, we're talking about a third
7 of that -- losing a third of that park and playground
8 which Mark is talking about.

9 So, I think we're talking about something that
10 is really really serious, a change in our one common
11 area which should be voted on by the total membership of
12 this Homeowners' Association and not by the Board, with
13 all due respect.

14 SUE JAMESON: That's okay. I don't take it
15 personally.

16 DICK LITTLESTONE: And another reason for not
17 doing that at this time, especially tonight, we don't
18 have anything firm. Nothing is firm, don't pay
19 attention to anything we've said. We don't have a bid
20 or bids for all the work that has to be done. Sue made
21 an estimate of 200-grand which would be half of our cash
22 reserve. I don't think this was voted on or approved --

23 SUE JAMESON: It was not.

24 DICK LITTLESTONE: It is not in our budget, which
25 should then be voted on --

1 SUE JAMESON: No. We're not voting on that
2 tonight, Dick.

3 DICK LITTLESTONE: I know you're not. I don't
4 know what you're voting on. You're voting on moving
5 ahead to do things. So, I don't think it should be
6 done. I think it we need firm bids, proposals.

7 SUE JAMESON: We agree with you, Dick. We agree
8 with you.

9 DICK LITTLESTONE: By the landscape architects and
10 the actual people that are doing all of these. It looks
11 like we have patrol costs and so on.

12 SUE JAMESON: How many comments do you have to
13 make?

14 DICK LITTLESTONE: I'm almost finished.

15 SUE JAMESON: Okay.

16 DICK LITTLESTONE: I said, I don't think we want
17 another lawsuit. We cannot afford that. We don't want
18 it. I feel, I hear from these comments, especially by
19 the local people around the park that we could have a
20 lawsuit coming and there possibly would be, so we don't
21 need that.

22 My understanding from the planning people is
23 that a third dog park would be unacceptable to them.
24 They would not approve of anything larger than a fifth
25 of available of an area.

1 SUE JAMESON: It's 25 percent. Excuse me for one
2 second, Dick. Again, this is very difficult to measure.
3 If you include this space here, this is probably 25, 20
4 percent. It's 25 of this square (indicating). So, if
5 you include that, it could easily be 20 percent.

6 DICK LITTLESTONE: We should have had a picture of
7 this. So, we don't want a lawsuit.

8 MARK MANDELKERN: It's a 25,000 square foot lot
9 and you proposed 6500 is more than 25 percent. 6500
10 times 4 is 26,000. It's simple arithmetic.

11 DAVID PETERSON: I think the points you made are
12 good.

13 DICK LITTLESTONE: Just one more. I understand we
14 would require a variance.

15 DAVID PETERSON: No, we did not.

16 DICK LITTLESTONE: Let's say if -- (Continued
17 inaudible.)

18 SUE JAMESON: No. No. Dick, let's make sure that
19 we're clear on this. You're right in one perspective.
20 If we were to have a large space, then that would
21 require us, it would be a dog park and it would require
22 a variance. If you don't have that and you have an
23 accessory, you don't require a variance. They didn't
24 tell you the latter part of the conversation. They
25 didn't tell you that, but they told David that; that's

1 the difference.

2 DAVID PETERSON: Dick, what we're trying to do,
3 we'd like to avoid litigation; that's why we're trying
4 to have all the residents buy into this. Somebody can
5 always file a lawsuit, and the question is how strong
6 would our case be defending that lawsuit, and the simple
7 fact is that we believe that if the way we're doing this
8 should not trigger a lawsuit, but if Mark wants to sue
9 us, he can sue us. If one of the other neighbors wants
10 to sue, we can't stop them.

11 All we can do is put ourselves in a position
12 where we're doing something that we think it's right and
13 we think it's defensible and that's where this
14 compromise had its route in a drawing where Jack Chang
15 did for me, if you do something like that, this should
16 be okay. We're certainly not going to interfere. What
17 you have to be concerned about, as Mark knows from his
18 conversation, if somebody like Mark or some other
19 neighbor wants to file a lawsuit.

20 What we're trying to do is come up with a
21 solution and I was over there today. When you stand in
22 the part of the park that's a dog free zone, it's
23 enormous. You could have a wedding for 2,000 people.
24 We don't need to have a moveable fence. It's huge.

25 What I want is a place where I can fly a kite

1 with my grandchildren and throw a football around like I
2 did with my children. I'd like it without holes and dog
3 doo and all that.

4 I've lived here since 1978, so I haven't lived
5 here as long as you have, but I've seen the park undergo
6 a lot of changes, but the issue that I have as a Board
7 member is, it is very clear from reading the articles of
8 incorporation that just as really the enforcement of the
9 CC&R's which is the review committee, the articles of
10 incorporation mandate is that the Board maintain,
11 preserve, improve, care for said park and playground for
12 the benefit of the members of the corporation.

13 We have had legal counsel tell us that the
14 Board can do it and we don't need the approval of the
15 members. My view is that the majority of the members
16 feel that we should have a vote, that's something that
17 we need to seriously consider.

18 So, let's just have a show of hands. How many
19 of you all that are here tonight would prefer that we
20 have a Membership vote on this as oppose to having the
21 Board decide?

22 SUE JAMESON: Chase, can you count that.

23 DAVID PETERSON: I'm taking a straw vote for our
24 information, how many of you all here tonight believe
25 that we ought to submit this to the whole community for

1 a vote, as opposed to having the Board make the final
2 decision?

3 CHASE: 15. We got it.

4 SUE JAMESON: How many people?

5 CHASE: 15.

6 SUE JAMESON: And how many people are here
7 tonight?

8 CHASE: We don't know that yet.

9 DICK LITTLESTONE: We don't have a picture of the
10 plans.

11 (Simultaneous speaking.)

12 UNIDENTIFIED SPEAKER: One of the concerns I have
13 is that this one-third dog park goes all the way up, it
14 will exclude one-third of the overview.

15 ANNE SACKS: Can I say something. If people
16 haven't been there -- I went there again today. If you
17 are standing even in the non-dog area and you want to
18 look over, you can do that. You can go down to the edge
19 and look over and see the entire Harbor. It's
20 absolutely beautiful. If you're standing in this area,
21 it is seems big. When you stand in the other area, it's
22 enormous. It's gorgeous. It's a place to play with
23 kids.

24 It's change and change is difficult for all of
25 us, but there are a very large minority of people who

1 have dogs, who use the park with dogs, who buy into this
2 neighborhood because they had the ability to take their
3 dogs to that park.

4 We cannot say you no longer have that
5 opportunity when we can try and find a compromise. What
6 we wanted to do is try it. It has been difficult. The
7 past has been a lot of different things. The last 10
8 years have created a lot of problems.

9 The only way to know whether we can move
10 forward is to try it for three months. Open it back up,
11 let the Board vote to open it for three months with the
12 gates, with the temporary fence. The temporary is a
13 wrought iron fence. It's not a mesh thing that can be
14 run through by a dog. And see how it works for
15 everybody, and if it needs to be revisited and it needs
16 to go, if there's enough push back that it can be voted
17 on, we can do that. If you want back into the park and
18 the Board doesn't vote on it tonight, then it's closed
19 again until we can take a vote of the entire membership.

20 UNIDENTIFIED SPEAKER: Just one quick question.
21 You have a lot of rules here. Who is going to back them
22 up? If we see people using the dog park or the other
23 side of the park, can we call ADT?

24 SUE JAMESON: Yes. That's part of the process.

25 UNIDENTIFIED SPEAKER: So, you're going to include

1 ADT in all this? You already have?

2 SUE JAMESON: Yes. We have written a manual for
3 them and we'll meet with them individually once we get
4 this all in place, so they know what their boundaries
5 are and what we're expecting of them.

6 There's a bulletin board that Dave bought for
7 the park and it's green and we'll post phone numbers on
8 there that people can call if they see something that
9 isn't right.

10 DICK LITTLESTONE: May I ask what exactly you're
11 planning on voting on tonight?

12 DAVID PETERSON: We don't have a motion yet. Part
13 of what we're going to vote on tonight comes out of this
14 discussion.

15 SUE JAMESON: We have seven specific items.

16 DAVID PETERSON: We do have seven specific items
17 and we can vote on those items or we can amend the
18 motion to open the park on a soft basis and determine
19 later whether we want to have a vote of the membership.

20 I'm talking about what the options are, but as
21 far as I'm concerned, I think that our principle
22 objective is to get the park opened. I've been out
23 there and we've had people with dogs out there to look
24 at it. The part of the park that's for people only is
25 enormous. It's really big. You could have a wedding

1 for a thousand people. You could play football on it.
2 The dog area, although smaller is still large enough
3 from back to front to throw a ball as far as you want,
4 even with one of those sticks that you can throw.

5 So, I would like to come out of here tonight
6 with an action plan that the Board approves that allows
7 us to have an opening of the park with the temporary
8 fence that would create an accessory area where the dogs
9 would play off leash, where we have the park rules,
10 where we do all of these other things listed here
11 (indicating), and the idea would be that we would do
12 this and then we would consider, we'll spend the time
13 between now and October to come up with a permanent
14 design and cost for what we're going to do in the park
15 and how we're going to do it, and it will give us a
16 chance to live with it and see how the division works
17 and if there are strong problems, if the neighbors can't
18 stand it because there are too many dogs there, we can
19 consider that and look at it.

20 If there needs to be something else done, we
21 can consider it, but we should go ahead and try this.
22 It's not something that we can't change if people don't
23 really like it or something doesn't work. I think based
24 upon what I've seen of the park usage and when I go out
25 and look at this space that this is something that

1 everyone would be happy with because it truly does meet
2 everybody's needs.

3 DICK LITTLESTONE: I just wanted to say that David
4 has been a remarkable President. He works 24/7. I
5 don't know where the hell he gets the time, but we're
6 proud of him.

7 KENT SATHER: Kent Sather. I would just like to
8 say, my experience with the park, it bothers me to see
9 it closed. You keep it closed, spiders, animals get in
10 there, you want to keep it empty a couple of years, we
11 probably will never use the park. A plan that's -- I'm
12 a guilty one, a lot of people came from out of the area
13 I didn't see. I think we need to monitor it carefully
14 and your idea of cutting it to a smaller size is great.
15 I see no risk trying it on a temporary basis. Let's do
16 it. Anyone against them voting tonight? Raise your
17 hand. I think you should vote tonight.

18 TONY BOGANSKY: Hi. I'm Tony Bogansky (ph.).
19 Tennis courts, we have no (Inaudible) tennis courts, but
20 we're not going to shut them down because of that.

21 I want to thank the Board. I think that's a
22 great idea. I love the park. When the kids were little
23 it was hard to walk around with the poop, but the only
24 two things I would recommend: A, will be if somebody
25 books the park for a wedding or party, that will be a no

1 dog day. And secondly, a few years ago, somebody was in
2 charge of giving out dog tags, a very colorful one, so
3 we can recognize that that dog belongs to the
4 Huntington, anyone without it we know they're outsiders.
5 Maybe we should try that again.

6 SUE JAMESON: What we are going to do with the new
7 system, the card key will be colored. Your card key
8 will be red or some color and that designates that you
9 registered your dog and are allowed to go into that side
10 of the park.

11 TONY BOGANSKY: Great job. Thank you.

12 UNIDENTIFIED SPEAKER: Are we allowed to bring our
13 children who don't live with us?

14 SUE JAMESON: Oh, you can bring guests. You can't
15 bring guest's dogs.

16 UNIDENTIFIED SPEAKER: Kids have to be leashed
17 though.

18 DICK LITTLESTONE: You're talking about card keys.
19 How do kids carry card keys?

20 SUE JAMESON: I don't know. I'm not going to
21 worry about that. Yes.

22 UNIDENTIFIED SPEAKER: One of the differences that
23 is important to me is to those who live by the park and
24 what's really disturbing when people were not from the
25 Huntington saying I'm a friend of someone, I'm allowed

1 here. So with the card key, if someone has two card
2 keys, can they give it to someone in Santa Monica or
3 whatever and allow them to come in?

4 SUE JAMESON: No. No. If they do that, that's a
5 violation of the rules and if we find out that they're
6 doing it, we will revoke their card key.

7 UNIDENTIFIED SPEAKER: One card key.

8 SUE JAMESON: We hadn't thought about that.
9 Ralph, do you have a point you want to make?

10 RALPH BUONCRISTIANI: One card key is fine. You
11 lose it, you get another one.

12 SUE JAMESON: Maybe we'll go to one card key.
13 Save some money.

14 UNIDENTIFIED SPEAKER: That is the source of the
15 problem. It's not Huntington people, and also one of
16 the things that we're talking about here for those of us
17 who have been here for a while, have seen a lot of
18 different proposals or manifestations of proposals or
19 concepts and the biggest issue is execution. So, for
20 us, in the next couple of months, we will really have
21 our eyes open to see how well this is executed. The
22 difference between this thing working and not working is
23 extraordinary for the people who live there.

24 SUE JAMESON: We agree 100 percent. Thank you.
25 Yes?

1 SUE HELMY: My name is Sue Helmy and I live right
2 here on Alma Real and I just want to tell the committee
3 that you have done a beautiful job on the flowers and I
4 can't wait to see the garden. It's really beautiful and
5 it'll make a big difference. But I want to ask you:
6 Where is the bulk of the 200,000 going?

7 DAVID PETERSON: Can I say something about that.
8 The \$200,000 guesstimate was a number just literally
9 pulled out of the air based upon a worse case scenario.
10 If we wanted to take out the entire turf.

11 SUE JAMESON: And redo the irrigation system and
12 reslope it.

13 DAVID PETERSON: And re-sod it, but the biggest
14 expense is taking out all of that sod, killing it,
15 taking it out, doing all of that. As it is, there's a
16 chance as Kevin explained, we can try to change that sod
17 even smooth it out, get the drainage in place by keeping
18 the sod there, and if we can do that, the cost will be
19 much small, but we'll be able to figure it out.

20 The 200,000, we wanted to let's use a bigger
21 number than a smaller number.

22 SUE JAMESON: We really don't know.

23 DAVID PETERSON: It was a guess, and we have to
24 get specific bids and specific proposals, to find out,
25 make sure we have our survey in site, double check our

1 levels and make sure everything drains toward the
2 street, and that's the key thing, not to have water run
3 over the hillside, because we don't want that to happen
4 to the property next door.

5 SUE JAMESON: Any other questions?

6 JIM MACHINTOSH: Jim Machintosh. My wife and I
7 have lived here 40 plus years. Personally, I think the
8 committee and you all have done a great job in this
9 compromise, and it is a compromise. One small comment.
10 You talked about two card keys versus one. I think you
11 ought to have one per household. If you have two, it
12 begs the, let's give one to somebody else. It's a small
13 item, but I think doubling the number of cards that are
14 out there kind of begs somebody to give one to somebody
15 down in the canyon or some place else.

16 SUE JAMESON: Truth is, I think you have to give
17 ourselves more credit than that. I don't think people
18 will be giving their cards out, but there's a good
19 suggestion for the one card key and we will take that up
20 and that's probably what we'll end up. The rationale
21 behind two was if someone wants to have one in their car
22 and one in their house. So, if you want to go by the
23 park in the last minute, you don't have to go home to
24 get your key. So, that was the reason to make it
25 simple.

1 JIM MACHINTOSH: Keep it in the car.

2 (Simultaneous speaking.)

3 KEVIN MAYER: Mr. President, at this point I move
4 to call the question, and I second the move that the
5 Board is called to approve the seven points of the
6 proposed rule changes for the park currently known as
7 the Corona del Mar park to be voted on tonight by the
8 HPPOC Board.

9 UNIDENTIFIED SPEAKER: I second the motion.

10 SUE JAMESON: Second.

11 DAVID PETERSON: All in favor?

12 (Simultaneous "Aye".)

13 DAVID PETERSON: Vote is cast.

14 SUE JAMESON: Park will open next week.

15 (Whereupon, at 8:51 p.m. the proceeding
16 of HPPOC Board was concluded.)

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1 CERTIFICATE
2 OF
3 CERTIFIED SHORTHAND REPORTER
4

5 The undersigned Certified Shorthand Reporter
6 of the State of California does hereby certify:

7 That the foregoing proceeding was taken before
8 me at the time and place therein set forth.

9 That the proceedings were recorded
10 stenographically by me and was thereafter transcribed;
11 said transcript being a true copy of my shorthand notes
12 thereof.

13
14
15 Executed this 9th day of July, 2014,
16 at Los Angeles, California.

17
18
19
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21 _____
22 Sharon Cahn
23 C.S.R. Number 6210
24
25

A				
\$20,000 18:14,25	44:25 55:1	approve 22:4 46:24	51:10,16,17,21	bite 26:2,2 30:7
\$200,000 57:8	agree 42:23 46:7,7	59:5	53:3	bites 26:19 29:23
\$350,000 25:22	56:24	approved 45:22	background 3:13	blade 20:9
\$50,000 35:3	agreed 3:6 4:14,15	approves 53:6	bad 32:12	board 1:2 2:17,18
a.m 17:12,14	agreement 7:14	architects 23:8	ball 53:3	2:24,25 3:2,3,8,17
ability 14:13 34:25	ahead 46:5 53:21	46:9	barked 32:16	3:21 4:9 7:9,10
51:2	air 57:9	area 8:18,19 9:7,9	barrier 42:23	21:25 22:3,12
able 8:14 16:15,21	Alan 44:2,2	16:2 22:14 25:3,4	Barrington 8:7	23:2 24:10 29:20
39:6 57:19	alarms 11:16	28:21,23 37:23	based 41:23 53:23	30:17 31:7 44:6,8
absolutely 5:15	allow 10:19 12:13	38:12,16,17,22	57:9	44:15,22,25 45:1
50:20	13:20 56:3	39:10,11,12 45:3	basis 4:21 33:19	45:12 49:6,10,14
abuse 17:11	allowed 8:18,19	45:11 46:25 50:17	52:18 54:15	49:21 50:1 51:11
accept 29:9	9:12,17,17 12:1	50:20,21 53:2,8	bear 10:15	51:18 52:6 53:6
accessory 8:18 9:7	55:9,12,25	54:12	beautiful 4:10 5:15	54:21 59:5,8,16
9:9 22:14 25:4	allowing 12:20	areas 7:2	29:1 43:22 50:20	Bogansky 54:18,18
37:23 38:16,17	13:23 14:2	argue 10:8 38:9	57:3,4	55:11
39:11 43:4,17	allows 53:6	arithmetic 47:10	beginning 23:18	books 18:10 54:25
47:23 53:8	Alma 1:11 57:2	article 45:2	begs 58:12,14	bother 25:21
accomplish 8:12	amend 52:17	articles 7:8,24	believe 9:11,21	bothers 25:20 54:8
33:13	America 19:22	21:24 22:2 43:15	13:21 21:12 28:23	bought 18:23 31:2
accomplished 8:12	amount 23:20,24	49:7,9	29:7,21 48:7	31:14 52:6
account 13:4	26:22	aside 7:5	49:24	boundaries 52:4
achieve 37:9	ample 35:14	asked 4:24 9:25	believed 27:17	box 15:7
acknowledge 13:2	Andy 25:18,18	11:2 34:7	belongs 55:3	breeds 28:10
acknowledging	26:16 27:4,19	asking 11:5 22:12	bench 32:1	bring 8:25 10:12
42:6	28:2	association 26:3,14	benches 18:24	12:14 25:24 31:25
Act 10:18 22:3	anecdotal 36:3	26:21 27:12 29:20	28:16	32:3,5 55:12,14
action 26:1 53:6	Angeles 8:5 43:6	29:23,25 30:3	benefit 41:15 49:12	55:15
actions 14:8 30:2	60:16	45:12	Berke 31:20,20	brink 2:18
activity 34:15,18	animals 54:9	Associations 27:14	Bermuda 21:5,8	broken 34:22
34:21 35:1	Anne 3:8,10,25 4:4	27:15	best 2:21 5:22 43:1	Brother 36:23
actual 46:10	4:4,8 5:13 23:25	attention 45:19	bet 19:21	brought 8:13 19:22
address 16:15	39:18 40:2 50:15	attractive 20:3	better 21:6 26:25	32:8
adequate 27:7	answer 13:13 28:18	44:1	27:2	brown 3:1 20:18
adjust 25:15	34:11,13	audience 3:18	bid 45:19	budget 18:9,19
Adopt 22:14	anti-erosion 19:23	authority 21:25	bids 45:20 46:6	40:25 45:24
ADT 14:17 16:5,25	anybody 22:15	22:4	57:24	build 16:8
17:1 51:23 52:1	32:9	available 46:25	bifurcate 13:24	building 15:4
advantage 4:11	anymore 35:16	avoid 33:25 48:3	bifurcating 13:20	bulgan 16:13
advertisements	anyway 43:23	aware 6:7 13:3	bifurcation 24:22	bulk 57:6
12:10	apologize 13:15	15:1 43:19	big 4:13 20:22	bulletin 52:6
aerial 24:19	applauded 44:9	axes 2:20	21:21 36:23 50:21	Buoncristiani 5:6
aesthetics 43:21	applause 31:10	Aye 59:12	52:25 57:5	56:10
afford 46:17	apply 29:14		bigger 39:8 57:20	burdens 12:8
afraid 35:16,19	appreciate 24:15	B	biggest 56:19 57:13	burdensome 12:21
agenda 6:21	29:11 34:20 43:25	back 15:5,15,21	Bill 28:13,13,19,25	bushes 40:18
ago 4:9 33:8 42:12	approval 22:5	16:23 23:22 39:22	29:4,9	buy 7:13 30:21
	49:14	40:7,16 44:21	bit 3:11 33:13	31:4,12 48:4 51:1

C				
C.S.R 60:21	chance 43:20 53:16 57:16	co-chair 3:7 4:15	38:23	22:21,22 59:7
cables 34:23	chances 19:9 22:8	Coast 44:5	complicated 4:12 39:4	corporation 1:1 49:12
Cahn 1:22 60:21	Chang 43:5 48:14	coastal 21:7	component 21:21	correct 5:11 34:10 41:13
California 1:12 2:1 60:6,16	change 17:16 22:19 45:10 50:24,24 53:22 57:16	code 15:6,24	composed 3:4	corrected 34:24
call 16:24 17:4 38:16 39:10 43:17 51:23 52:8 59:4	changed 6:4 10:19 32:7	color 55:8	comprehensive 24:15	cost 26:21 41:1 53:14 57:18
called 6:13 20:6 21:6 30:5 31:25 44:14 59:5	changes 21:22 22:1 39:20 49:6 59:6	colored 55:7	compromise 30:17 31:8 44:7,10 48:14 51:5 58:9,9	costs 46:11
Camarose 33:7	chapter 22:23	colorful 55:2	computer 15:13	counsel 27:11 49:13
cameras 16:19 34:6 34:9,22 35:3,5,7	characteristic 20:1	come 3:19 13:11,22 15:21 17:4,7 20:8 21:1,9,20 22:8 24:20 28:23 32:18 34:2 35:25 36:1 39:21 42:15 44:7 48:20 53:5,13 56:3	concern 18:9 26:13 35:5	count 49:22
canyon 58:15	characterized 38:8 38:13	comes 27:10 52:13	concerned 48:17 52:21	countless 4:1 5:21
captured 35:4	charge 55:2	comfortable 26:20 26:23 36:20	concerns 50:12	couple 10:24 20:10 41:6,18 42:21 54:10 56:20
car 58:21 59:1	Chase 16:19 17:5 18:2,4 23:18 43:1 49:22 50:3,5,8	coming 2:8 4:5 5:16 6:6,24 9:4 16:5 18:18,19 32:6 36:9 46:20	concluded 14:19 59:16	course 17:16 18:21
card 14:20 15:3 16:22 17:11,13,19 17:19,20,23 22:15 32:22 37:4 55:7,7 55:18,19 56:1,1,6 56:7,10,12 58:10 58:19	chat 33:22	comment 10:17 14:1 22:13 23:17 31:12 43:14 58:9	conclusions 3:20	court 43:18
cards 17:22 58:13 58:18	check 57:25	comments 3:16 6:12,14 10:13,19 10:24 11:14,15,17 11:19 33:9 39:19 42:11,21 43:25 44:14 46:12,18	conductive 21:7	courts 54:19,19
care 6:23 30:3 33:16 49:11	checked 28:6	committee 3:4,7,11 3:14,19 4:16 14:23 22:17,17 23:25 24:14 34:8 44:9,16 49:9 57:2 58:8	conflict 7:24	cover 26:14 29:17 29:19 30:3
carefully 54:13	child 15:17	commitment 11:17 45:3,10	congestion 30:23	coverage 27:16,17 29:19 30:3
carrier 29:25,25	children 4:18 30:15 35:18 49:2 55:13	community 3:5 49:25	Congratulations 24:14	covered 29:16
carry 55:19	choice 13:14	companies 35:7	consensus 12:7	Cracchiolo 25:18 25:18 26:16 27:4 27:19 28:2
cars 30:23 32:12,13	cited 8:2	company 16:20 28:7	consequence 8:2	create 19:23 20:21 20:23 22:14,16 23:9 39:17 53:8
case 17:12 48:6 57:9	City 8:2,4,13 13:11 13:23 38:2,14 42:22 43:5,6	competent 27:20	consequences 31:13	created 7:4,19 14:11 51:8
cases 30:7	claim 7:12	complain 31:1	consider 49:17 53:12,19,21	creating 12:8
cash 45:21	clarify 40:3	complaints 35:15 35:17,20,21,24	contentious 31:23 44:6	credit 58:17
cast 25:12 59:13	clause 8:17		continually 33:9	criteria 39:9 43:16
catch 21:16	cleaned 18:23		Continue 23:8,9	crow 30:14
CC&R's 45:2 49:9	cleaning 18:17		continued 42:9,14 47:16	CSR 1:22
celebration 23:5	clear 13:17 22:6 25:25 47:19 49:7		continuing 33:19	current 10:17 14:1 14:25,25 19:3 37:20 39:17
certain 15:22 17:13	clearly 8:7 12:4,23 14:1		contractors 18:17	currently 18:14 59:6
certainly 21:22 48:16	clicks 15:11		contributing 3:1	cut 20:9 43:22
CERTIFICATE 60:1	climate 21:7		control 27:3	cutting 20:7 54:14
Certified 60:2,5	climb 16:14,15		controversial 2:12	Cynthia 5:19 18:15 23:25 40:11,18
certify 60:6	close 25:9,19		conversation 47:24 48:18	
	closed 9:25 11:7 13:7 14:12 15:20 51:18 54:9,9		Cops 14:18	
	closing 14:24		copy 60:11	
	closure 13:6		corner 40:17	
			Corona 2:7 11:2	
				D
				daily 4:21

danger 34:10
dangerous 35:5
data 34:23 35:8
database 17:23
37:4,15
date 10:5 23:7
Dave 8:9 18:21
52:6
David 2:5 10:18
22:3 23:22,23
26:10,17 27:9,16
27:24 28:8,12
30:4 35:14 38:1
39:1,3,6 40:3
41:22 47:11,15,25
48:2 49:23 52:12
52:16 54:3 57:7
57:13,23 59:11,13
day 15:22 55:1
60:15
deactivate 17:19,22
deal 6:8 17:21
33:12 36:8
dealt 13:17
debate 10:9
Debbie 3:1
December 18:11
decide 49:21
decided 2:25 3:3
decision 13:9 20:17
21:12 24:11 50:2
decisions 6:22
decomposed 40:20
dedicating 43:7
deed 7:12,13
deeds 7:25
default 2:16
defend 26:21
defending 48:6
defensible 48:13
del 2:7 11:2 22:22
59:7
depending 40:11
describe 34:18
described 34:14
deserve 31:10
design 40:12 41:5
53:14

designates 55:8
designed 6:16
determine 52:18
determined 40:15
developed 40:24
developing 14:11
Dick 44:11,13 45:6
45:16,24 46:2,3,7
46:9,14,16 47:2,6
47:13,16,18 48:2
50:9 52:10 54:3
55:18
died 10:9 32:3
difference 48:1
56:22 57:5
differences 55:22
different 3:5,6
10:23 11:16 24:9
39:8 51:7 56:18
difficult 47:2 50:24
51:6
direct 36:11
directly 4:25
Directors 1:2 7:10
dirt 33:17
discuss 3:17 9:7
12:15
discussion 4:7 9:5
18:20 22:10 52:14
disproportionate
42:16
disputed 12:25
disturbing 55:24
division 53:16
document 11:8,18
documents 7:2,7,17
11:23 41:14
dog 5:7,9,9,11,15
5:20 7:3 8:3,4,18
9:6,7 10:4,7 12:8
12:9,11,12 15:17
16:2 25:19,23
26:1,2,2,11,19
27:15 28:13,14,16
28:17,21,23 29:1
29:3,22 30:2,7
31:1 32:3,4,11,16
35:20,25 36:13,13

37:19,20,23 38:8
38:13,17 39:7
42:19 43:16 44:8
44:18 46:23 47:21
48:22 49:2 50:13
51:14,22 53:2
55:1,2,3,9
dogbitelaw.com
30:6
dogs 4:17,19 8:19
8:22,25 9:3,9,10
9:12,14,16,19,20
9:25 10:3,6,9,11
10:14 11:2,13,13
12:14,20,22 13:10
13:18,18,19,19,20
13:20,22,25 14:2
21:15 22:7,9
25:11,25 26:11
27:10 28:11 29:17
29:21 30:15,18
31:1,9,23 32:14
32:17 33:19 35:22
36:10,12 38:6,12
38:19 40:8,13
42:12 44:4,15,21
51:1,1,3 52:23
53:8,18 55:15
doing 10:22 11:11
18:4 37:8 40:16
41:2 45:17 46:10
48:7,12 56:6
57:15
do 49:3
door 58:4
double 57:25
doubling 58:13
drainage 57:17
drains 58:1
dramatically 20:5
drawing 48:14
drive 1:11 30:23
32:12,13
due 45:13
duplicates 10:10
dusk 17:13,15
dynamics 32:6

E

E-mail 28:3
E-mails 2:10 11:9
11:11,12 12:18
23:20 31:6
Earl 27:11
easier 16:4
easily 47:5
East 44:5
easy 15:6
echo 42:11
Ed 30:9,9,10,11,12
31:17
edge 50:18
educate 19:17
effect 7:18 8:16
11:11 42:4
effective 18:7
either 20:2,12
elderly 35:15
elevator 15:5
Ellis 27:11
else's 26:2
empty 54:10
enforce 4:13 14:4
enforcement 49:8
engage 14:18
engaged 14:10
enjoy 28:22
enjoyed 4:22
enjoying 5:17
enormous 48:23
50:22 52:25
enter 15:19
entered 37:14
entire 23:25 25:3
50:19 51:19 57:10
entirety 14:14
entry 15:10 37:14
environment 12:21
14:5
especially 45:17
46:18
essentially 8:17
25:24 42:22
establishing 41:8
estimate 24:23
45:21

Evans 5:13
evening 6:15 42:15
event 40:1
everybody 4:10 6:3
19:17 40:3 44:16
51:15
everybody's 54:2
evidence 35:14
36:3
evil 37:9
exact 22:1
exactly 39:10 52:10
example 40:16
exceeded 36:16
exclude 50:14
exclusive 11:22,24
22:19 41:11,14
exclusively 7:15
41:9
exclusivity 7:3
11:21 41:16
Excuse 47:1
executed 56:21
60:15
execution 56:19
exercise 39:12
exist 33:12
existed 13:22
exit 37:14
expect 31:15
expecting 52:5
expense 57:14
expensive 14:18
19:8 20:15 39:5
experience 31:17
54:8
experiencing 33:4
experts 8:13 39:20
explained 57:16
express 23:23 24:8
extraordinaire
44:11
extraordinary
56:23
eyes 56:21

F

face 40:17

faces 32:17
fact 12:25 37:3
38:11 48:7
facts 6:9,17,22 7:1
10:4,15
fair 34:12
fairly 25:19
fall 33:16 40:24
familiar 27:22
families 5:16 10:5
11:3,7 12:17,18
far 18:25 33:13
34:11 35:3,10
52:21 53:3
favor 14:1,2 59:11
fear 36:6
feces 35:20
feedback 39:19
feel 4:19 20:11,25
25:11 26:20,23
32:12 36:20 44:17
46:18 49:16
feeling 36:18
feelings 24:8
feet 20:11 25:4,5
43:8
felt 9:1 14:24 21:24
fence 6:2 23:3
25:13 39:15 40:6
40:7 43:23,24
48:24 51:12,13
53:8
fenced 38:10
fewer 27:1
fifth 46:24
fighting 31:8
figure 5:22 57:19
file 48:5,19
fill 33:18
film 36:2
final 50:1
finally 6:17 43:21
find 9:13 51:5 56:5
57:24
fine 56:10
finished 46:14
fire 18:23
firm 27:6,12,20,21

45:18,18 46:6
first 32:3 37:20
42:11 44:15,20,22
fishing 32:1,2,8
fit 7:21
five 2:19 43:7
flexibility 16:6
floor 3:16 24:7,12
flowers 57:3
fly 48:25
focus 33:11
folks 29:20
follow 8:6
foot 47:8
football 49:1 53:1
foregoing 60:7
forever 9:15
forgot 23:18 24:18
formal 41:4
Formalize 22:18
former 3:8
forth 36:7 60:8
fortunate 21:18
31:6
forward 5:23 51:10
found 12:1 31:7
41:16,19
founding 11:23
four 2:19 7:2
frame 17:15 36:15
frankly 42:1,18
free 28:21,23 48:22
fresh 22:24
Friday 18:3
friend 17:20,20
55:25
friendly 18:5 33:22
friends 30:16
front 19:20 27:6
53:3
full 19:10
fumble 15:16
fund 18:11,12
future 13:4

G

Gail 29:12,12,17
garden 57:4

gardeners 18:17
20:8 33:16
gate 12:3 14:20
15:14 16:12 17:14
17:15 22:25 23:6
gates 14:25 15:10
16:9,9 51:12
gather 33:22
Gee 30:21
general 12:7 24:3
27:11
generations 30:15
30:15
geologists 23:8
Gerry 31:20,20
44:4
Gerry's 42:11
getting 36:7 40:5
girl 5:15 18:16
give 17:20 21:15
31:16 32:22,22
38:21 53:15 56:2
58:12,14,16
given 5:20 26:19
32:23
gives 22:3
giving 32:21 42:16
55:2 58:18
go 3:16 6:9 7:1
10:20 11:20 13:14
16:23 21:16 23:16
24:24 25:10,11
27:5,18 28:15
29:2 33:4 35:15
36:5,6,9,10,11,18
36:24 37:17 39:3
40:9 50:18 51:16
53:21,24 55:9
56:12 58:22,23
goal 37:9
God 2:18
goes 5:1 6:3 14:12
18:19 19:5 29:25
42:4 50:13
going 3:9,10,10,20
3:21,23 5:4 7:1
9:19 11:4 16:8,9
16:10,11,14 18:1

19:17 20:13 22:12
23:16 25:2,14
29:6,24,24 30:19
30:22,24 34:11
35:16,19 39:15,16
40:6,10,13 41:8
41:20 42:14 43:18
48:16 51:21,25
52:13 53:14,15
54:20 55:6,20
57:6
Golding 29:12
GOLDRING 29:12
29:17
golfer 21:19
good 6:15,22 17:25
26:10 27:5 30:13
34:6 47:12 58:18
gorgeous 50:22
gotten 4:12 27:4
Gottlieb 27:13
govern 7:8
grade 21:3
grand 7:13
grandchildren 4:18
49:1
grandfathered
8:16
grandparents 44:5
granite 40:20
granted 9:8,22
37:23
grass 19:3,4,16,18
19:19,21,22 20:7
21:19
gray 38:21
great 12:11 18:24
25:17 30:18 31:10
44:9 54:14,22
55:11 58:8
green 40:8 52:7
greenery 44:1
grind 2:20
group 30:25
growing 20:16,19
grown 43:14
grows 20:2,7
guarantee 27:25

guess 57:23
guesstimate 57:8
guest's 55:15
guests 55:14
guidelines 45:2
guilty 54:12

H

half 45:21
hand 31:18,19
54:17
handling 30:7
hands 13:9 49:18
happen 23:19
30:19 42:3 58:3
happened 12:23
13:3
happening 16:24
35:9
happens 6:23 15:12
20:21 42:5
happy 2:23 5:4
29:7 34:16 39:16
54:1
Harbor 50:19
hard 16:20 23:22
23:24 54:23
hardy 20:23
hassle 38:9
hazard 38:20
health 38:19
hear 2:25 12:17
39:18 42:25 46:18
heard 5:25
hedge 23:10,12
37:21,22 39:13
40:13 44:1 45:5
hell 54:5
Helmy 57:1,1
help 14:7 17:7
23:17 24:10 40:12
helpful 25:16
helping 5:22
Hey 12:11
Hi 28:13 41:6 54:18
high 19:11 25:25
42:23
higher 16:10

hill 32:2
hillside 19:5 21:2
58:3
hillsides 19:23
hire 22:25
Hirschorn 5:19
18:15
historical 12:5
22:18 42:13
historically 9:11,23
11:25 14:5
history 3:13 12:16
22:24 26:19
hold 6:12 39:20
hole 33:19
holes 33:13,14,18
49:2
home 34:24 35:20
58:23
homeowners 27:14
27:14 43:18 44:24
45:12
homes 7:14 34:2
hoping 16:22
hours 4:1 5:21 8:9
12:22
house 15:22 20:2
31:3,4,12,15
35:21 58:22
household 58:11
houses 30:21
HPPOC 7:11 11:18
12:4 43:19 59:8
59:16
huge 48:24
Huntington 1:1
2:22 5:5,14,17
9:22 10:7,11
11:22,24 12:6
22:20 24:5 27:2,8
31:22 32:15,19,25
33:3,7,23 41:9,15
43:3 55:4,25
56:15

I

idea 24:4 27:5
53:11 54:14,22

ideas 24:9,9
identify 6:13
imagine 43:18,20
immediately 11:6
important 7:16
44:23 55:23
improve 20:5 49:11
inadequate 27:7
inaudible 42:9,14
47:17 54:19
incident 26:14
incidents 26:11
include 47:3,5
51:25
includes 36:13
inconveniencing
13:16
incorporation 7:8
7:25 21:25 43:15
49:8,10
increase 26:25
incredibly 12:21
indemnity 30:1
indicating 12:3
15:3 47:4 53:11
individual 7:13
individually 52:3
industrial 43:17
informal 37:2 39:9
information 49:24
initiative 10:21
inordinate 23:21
input 2:9 39:22
install 22:24 23:12
installed 16:7
insurance 26:9,13
26:16,20 27:1,10
28:7 29:13,15
interact 17:3
interests 4:17
interfere 48:16
internal 23:10
introduce 3:10,10
3:25
invade 21:9
invasive 19:22
investigating 23:9
invites 42:24

inviting 25:24
involved 8:11
29:24 38:5,22
iron 40:6,9 51:13
ironclad 27:25
irrelevant 36:2
irrigation 21:4
57:11
issue 2:5 4:8 11:21
13:19 19:3 21:20
25:20 26:5,12
29:12 30:5 31:23
41:7 44:6 49:6
56:19
issued 10:8
issues 2:6,12 4:7,13
6:17 9:13,16
10:12 12:15 13:17
19:6,23 24:4 38:4
41:9
it'll 57:5
item 58:13
items 52:15,16,17

J

Jack 43:5 48:14
Jameson 3:6,12
6:15 17:25 21:18
24:18 28:11,18,20
29:2,6,11,15,18
30:8 31:11 34:3
34:12 35:7,13
36:15,22 37:2,12
37:17 39:2,5,12
39:14,23 41:13
43:9,12,24 44:11
45:5,14,23 46:1,7
46:12,15 47:1,18
49:22 50:4,6
51:24 52:2,15
55:6,14,20 56:4,8
56:12,24 57:11,22
58:5,16 59:10,14
Jamie 44:2
Janine 23:18
January 18:13
jewels 30:13
Jim 58:6,6 59:1

job 18:16 31:10
44:17 55:11 57:3
58:8
Joseph 33:6,6 34:5
34:12 35:2,10,14
36:4,17,24 37:16
July 60:15
JUNE 1:10 2:1

K

keep 6:3,14 11:22
28:20 40:13 54:9
54:10 59:1
keeping 27:1 57:17
Kent 54:7,7
Kevin 5:3,9,11
14:15,20,22 19:16
19:19 21:18 24:1
27:23 29:19 57:16
59:3
key 14:20 22:16
37:4 55:7,7 56:1,6
56:7,10,12 58:2
58:19,24
keys 32:22 55:18
55:19 56:2 58:10
kids 5:4,7 28:21
33:15 44:4 50:23
54:22 55:16,19
Kikuya 21:3
Kikuyu 19:19,20
21:9,13
kill 21:3,14
killing 57:14
kind 2:15,16 3:19
5:22 26:1 39:9
58:14
kinds 35:21
kite 48:25
knew 8:11 10:22
31:14
knocked 35:17,19
36:7
know 4:4 6:20 9:5
9:17 12:20 15:14
15:14 16:13,18
17:5 18:15 19:14
20:2,20 26:6,7,8

26:16 29:6 30:10
30:11 31:13 32:14
36:19 37:21,21
39:10 46:3,4 50:8
51:9 52:4 54:5
55:4,20 57:22
knowing 13:1
36:21
knowledge 37:14
known 2:6 7:5,25
59:6
knows 18:5,6 21:19
37:4 48:17

L

land 7:15
landscape 18:22
40:11 46:9
landscape/archit...
22:25
landscape/design...
5:20
language 7:14
11:23 43:14
large 13:24 38:18
47:20 50:25 53:2
larger 46:24
late 3:2
Lauren 5:13 14:15
14:16 16:25 24:1
law 27:6,21
lawn 19:20
lawsuit 46:17,20
47:7 48:5,6,8,19
lawsuits 25:22 26:3
lawyer 26:21 27:8
30:6
leadership 3:7
leash 8:20,22,25
9:3 11:3 13:21,22
13:25 14:3 28:17
38:7,19 53:9
leashed 55:16
leave 3:23 6:2
15:16 16:12
left 24:17
left-hand 40:17
legal 27:4 28:5 38:9

41:8 49:13	locking 22:24	majority 14:2	membership 21:22	necessarily 33:23
legally 26:8	long 4:2,22 5:3,7	38:18 49:15	45:11 49:20 51:19	36:19
legitimate 36:22	11:7 21:12 26:12	making 16:1 19:4	52:19	necessary 3:3 37:9
length 38:4	26:12 31:4 49:5	22:19 24:11	mention 23:18	need 15:14,15,21
let's 9:10 17:13	longer 51:4	man 8:10	35:24	16:23 17:2,7
31:16 37:2 47:16	look 12:11 15:15	manage 22:4	mentioned 21:12	19:15 20:19 21:2
47:18 49:18 54:15	16:11 18:24 33:21	managed 7:9 23:17	mesh 40:13 51:13	23:11,14 26:25
57:20 58:12	40:22 50:18,19	management 22:17	Metzner 37:19,19	33:1 34:10 39:8
letter 27:18	52:23 53:19,25	managers 7:20	39:13	46:6,21 48:24
letters 11:9	looked 15:1	managing 7:10	Microphone 4:7	49:14,17 54:13
letting 12:20 36:10	looking 5:21 41:17	mandate 49:10	middle 43:23	needed 14:24 21:1
level 20:9	looks 17:6 46:10	Mandelkern 42:8,8	Mike 24:13,14	needs 2:22 17:5
levels 58:1	loop 14:12 15:20	43:2,10,13 47:8	25:16,17 41:6,6	39:9 51:15,15
liability 14:7 22:16	Lori 5:6 24:1	maneuverability	41:19,20,25	53:20 54:2
25:20 26:6,9,12	Los 8:5 43:6 60:16	25:16	mikes 4:6	neighbor 48:19
26:24 27:16 29:15	lose 56:11	manifestations	million 26:17	neighborhood 2:14
29:22	losing 45:7	56:18	mind 8:21	5:8 6:7 31:2 36:1
Library 1:11	lost 17:18,21 42:17	manual 52:2	minority 13:24	51:2
life 18:22	lot 4:4,21,23 6:5,6	Mar 2:7 11:2 22:22	22:7 50:25	neighbors 4:20
limit 37:24	6:8 7:4,6 8:10 9:5	59:7	minute 22:13 36:15	13:5 14:7 48:9
listed 53:10	9:6 10:13 12:7,8	Margot 37:19,19	58:23	53:17
listen 6:11	14:16 15:5,6	39:13	minutes 9:13 12:2	never 39:6 42:2
listening 30:25	16:25 18:5,5,9,17	Mario 4:25 5:9	Monday 18:3	43:12 54:11
literally 57:8	18:24 19:5,13	12:16 24:1 34:16	money 19:15 56:13	new 16:8 17:19,23
litigation 18:12	20:25 24:2 25:8	Mark 42:8,8 43:2	Monica 56:2	21:5,15 22:23
25:22 48:3	25:10 29:7 31:12	43:10,13 44:3	monitor 14:13	24:9 55:6
little 3:2,11 5:15	32:14,18 33:4	45:8 47:8 48:8,17	54:13	newer 5:16
15:7 16:10 21:8	37:10 38:12 41:11	48:18	months 51:10,11	nice 20:23 31:9
35:18 54:22	41:19 43:6,7 47:8	matter 38:11	56:20	33:21
Littlestone 21:21	49:6 51:7,8,21	MAYER 29:19	motion 52:12,18	night 32:16
44:12,13 45:6,16	54:12 56:17	59:3	59:9	noise 31:1
45:24 46:3,9,14	lots 11:16 25:15	mean 21:24	mount 15:9	non-conforming
46:16 47:6,13,16	41:23	meant 39:14	move 5:23 23:11,14	8:14
50:9 52:10 54:3	love 44:15 54:22	measure 47:2	35:9 39:25 40:14	non-dog 50:17
55:18	lover 37:19	measured 25:2	40:14 51:9 59:3,4	non-owner 14:8
live 2:13 5:4 11:1	lucky 2:13 4:24	measurement 25:1	moveable 23:10	non-paying 2:20
12:18 13:5 25:19	30:16 31:21,24	25:2 43:12	37:21,22 39:13	north 24:17
30:13 31:20 32:13	32:9	meet 33:22 39:8	45:4 48:24	note 27:23
33:6 35:25 44:3	lunch 40:22	52:3 54:1	moving 46:4	notes 60:11
53:16 55:13,23		meeting 1:2 2:5 4:1	murky 38:22	noticed 32:5 43:10
56:23 57:1	M	18:13 38:2		notion 44:18
lived 5:19 30:12	Machintosh 58:6,6	member 3:1 27:8	N	null 17:22
31:24 33:7 42:1	59:1	49:7	name 22:20 25:18	number 8:9 18:13
49:4,4 58:7	magnitude 10:11	members 3:5 9:18	57:1	19:10,12 32:6
lives 4:25 32:15,24	mailings 10:21	10:22 11:1,22,24	nasty 19:23	33:2 34:8 35:22
34:17	maintain 14:6	12:4 13:18 14:15	near 30:22,22 31:4	37:15 41:23 57:8
local 10:14 43:18	49:10	22:19 41:15 49:12	31:13	57:21,21 58:13
46:19	major 19:3	49:15,15	nearby 4:20 15:18	60:21

numbers 19:14
40:25 52:7

O

object 37:5
objective 35:10
52:22
objects 37:13,18
obviously 7:23 9:14
34:6
occasions 21:21
34:14
October 53:13
offer 5:17
office 15:4,12 17:12
17:16,17 18:2
34:24 37:15
official 39:7
oftentimes 26:22
Oh 55:14
okay 26:24 39:17
43:12 44:1,13
45:14 46:15 48:16
old 9:13 32:4
on-leash 28:14
once 14:12 28:4
38:11 39:15 52:3
one-third 11:5
42:16,17,19 43:4
50:13,14
one-thirds 24:17
ongoing 4:9
open 3:15 6:2 8:21
8:24 11:6,21
13:18 17:12,14,14
22:9 24:7,12
25:12,23 40:5
43:22 51:10,11
52:18 56:21 59:14
opened 13:10 52:22
opening 23:3,5
40:5 41:3 53:7
operating 8:4,21
opinion 27:7,18
28:5
opinions 27:5
opportunity 51:5
oppose 49:20

opposed 43:2 50:1
opted 14:18
option 9:1,1,3
21:23
options 21:11
52:20
order 37:9 38:15
Orenstein 44:2,2
original 7:2 41:14
43:11
orthopedic 26:7
ought 49:25 58:11
outside 12:13 27:11
33:2 36:1
outsiders 12:8 55:4
overcome 42:24
45:1
overview 50:14
overwhelmed 4:19
owe 24:2
owned 41:23
owner 4:11 5:9,10
5:12,15,20 10:25
28:14,14 29:24
37:20
owner's 8:6 10:9
owners 1:1 5:7 10:7
16:3 29:1 42:22
ownership 7:2

P

p.m 1:13,13 2:2,2
59:15
Pacific 1:12 2:1
padlock 23:6
padlocks 23:5
Pali 14:17
Palisades 1:1,11,12
2:1 6:6
Palpalum 21:6
parameters 8:20
parcel 7:21
park 2:6,14 3:4,13
3:14,18,21 4:8,18
4:21 5:1,4,22 6:24
7:4,5,5,9,10,15,19
7:21 8:4,4,7,15,18
8:21,24 9:6,7,11

9:12,19,19,20,25
10:3,14 11:2,5,6
11:14,22,24 12:5
12:10,14,16,18,20
13:5,6,7,10,10,13
13:14,20,24 14:1
14:5,5,12,13,24
15:19,22 16:17,19
16:21,25 18:1,4,7
18:11,13,15 19:1
19:3 20:2 21:14
22:5,7,14,15,17
22:19,20,20,21
23:11 24:19,23,24
25:3,12,19,23
26:11 29:1,2
30:14,18,20 31:1
31:3,4,13,14,21
31:24,25 32:1,7,8
32:9,10,13,18
33:3,8,8,14,15,20
33:21 34:1,7,7,15
34:25 35:16,23,25
36:5,6,10,12,19
37:5 38:5,7,7,8,13
38:17,18,23 39:8
40:1,5,17 41:8,9
42:1,3,12,16,17
42:19,22 43:4,15
43:16,17 44:9,19
45:7 46:19,23
47:21 48:22 49:5
49:11 50:13 51:1
51:3,17,22,23
52:7,18,22,24
53:7,9,14,24 54:8
54:11,22,25 55:10
55:23 58:23 59:6
59:7,14
parking 15:5,5
parks 27:15 30:22
part 4:11 14:10
15:20 16:21 24:18
29:1 30:13 47:24
48:22 51:24 52:12
52:24
participating 2:9
particularly 35:11

party 54:25
pass 24:20
passed 29:10
passionate 12:19
patchy 20:22
patrol 14:17,17
46:11
pay 26:20 45:18
people 2:23 3:18
4:1,17,18,23 6:6,7
6:22 7:16 8:11,24
9:2,6 10:11 11:5
11:12,15 13:6
14:2 15:22 16:4
17:3,10,10 18:6,9
21:15 22:9,22
23:7 24:20,24
25:10,24 26:6
27:2 28:4,21,22
29:7,14 30:1,10
30:20,21,23,24
31:12,14 32:6,6
32:10,13,14,18,21
33:2,15,18,22,23
33:24,25 34:1,20
35:15,17,20,22,24
36:1,5,9,11,16,19
36:20 37:3 38:3
38:14 40:8,11,22
42:15 46:10,19,22
48:23 50:4,6,15
50:25 51:22 52:8
52:23,24 53:1,22
54:12 55:24 56:15
56:23 58:17
percent 10:2,6
11:10 25:6,7,7
47:1,4,5,9 56:24
perimeter 14:25
period 10:17 14:1
20:21 21:14 22:13
23:17 25:14
permanent 22:18
40:10,23 41:5
53:13
person 4:2 17:5
18:22 38:3
personal 15:24

17:8
personally 6:20,23
43:21 45:15 58:7
persons 10:2 12:13
12:19
perspective 47:19
Peterson 2:5 8:9
18:21 23:23 26:10
26:17 27:9,24
28:8,12 30:4
35:14 38:1 39:1,3
39:6 40:3 41:22
47:11,15 48:2
49:23 52:12,16
57:7,13,23 59:11
59:13
petition 11:1,4,4
petitions 2:10
10:25 24:5
ph 16:13 33:7
54:18
phase 19:1 40:15
phone 52:7
photographer
28:15
pick 11:15
picnic 40:21
picture 47:6 50:9
pictures 12:10
pieces 43:23
pile 33:17
Pitbull 31:8
Pitbulls 11:16
place 2:14 4:14
14:23 30:13 33:21
40:20 41:4 48:25
50:22 52:4 57:17
58:15 60:8
placed 12:3
places 8:7
plan 27:20,21
40:23 41:4 43:11
53:6 54:11
planned 23:13
Planner 43:5
planning 38:3,14
46:22 52:11
plans 5:21 13:3

50:10
planted 40:18
plants 39:24 40:18
play 28:21 50:22
53:1,9
playground 7:6,15
43:15 45:7 49:11
please 11:20 13:8
44:8
plus 26:23 58:7
point 12:12 28:15
30:25 36:3,4
40:24 56:9 59:3
points 3:6 10:8
47:11 59:5
policy 26:18 28:12
poop 11:15 54:23
popped 9:16 11:17
population 13:25
position 2:20 38:6
48:11
possibility 40:2
possible 2:23 6:1
6:25
possibly 46:20
post 10:19,23 15:18
28:2 52:7
posted 10:25 11:18
11:25
postings 2:10 24:4
24:6
posts 2:9
potential 4:16
25:22 31:5 38:13
pots 39:23,24
Prachar 28:13,13
28:19,25 29:4,9
precedence 22:18
42:13
preconceived 44:18
prefer 37:8 49:19
preliminary 41:3
premiums 27:1
presence 7:3 9:10
present 3:12,12
presentation 6:10
6:16 23:1,16,19
42:10

preserve 49:11
President 3:8 44:11
54:4 59:3
pretend 32:2
pretty 22:6 23:15
26:18 42:23
prevent 35:12
principle 52:21
prior 18:22 21:19
privacy 14:6
private 10:24 12:1
12:3 14:4,6 22:23
38:10 41:22
probability 25:25
probably 14:8
19:11 40:8 47:3
54:11 58:20
problem 4:2 17:18
32:20 35:24 36:8
36:14 41:8 43:3
56:15
problems 4:3 30:23
31:5 33:4,11,12
41:20 51:8 53:17
proceeding 59:15
60:7
proceedings 60:9
process 2:9 3:17
13:15 14:10,14
24:11 37:6 39:4
39:19 51:24
productive 3:4
property 1:1 8:3
12:1,3 38:10
41:22 58:4
proposals 46:6
56:18,18 57:24
proposed 47:9 59:6
proposing 16:11
protect 38:15
protection 29:22
proud 54:6
provide 6:21
prudent 13:2
public 13:18
Pull 6:2
pulled 57:9
purposes 7:23

pursue 9:1
pursued 9:3
push 15:8 51:16
put 4:15 6:16,16
14:19 19:12 21:4
24:1 27:6 40:6,8,9
40:19 48:11
putting 10:16
19:10 23:3 25:13

Q

question 9:24
26:10 34:6 36:22
44:20,22 48:5
51:20 59:4
questions 3:16,18
6:12 37:6,20 41:7
58:5
quick 51:20
quicker 17:8
quit 7:12
quite 33:13
quote 33:24 37:25

R

rabble 42:2
Rainbow 31:21
raise 16:12 54:16
raised 5:3,8 44:4,4
Ralph 5:6 24:1
56:9,10
Ralph's 35:8
rate 34:3
rational 44:7
rationale 58:20
re-sod 21:4 57:13
reached 4:23
reactions 24:10
read 9:14 15:18
22:1 31:6
readers 15:9
reading 24:4,5 49:7
real 1:11 15:6 20:3
20:3 36:8 57:2
reality 13:1
really 5:1 6:23 7:16
10:20 12:20 13:14
16:20 19:13 21:1

22:22 25:20 28:22
31:2 33:2 37:7
44:16 45:10,10
49:8 52:25 53:23
55:24 56:20 57:4
57:22
rear 19:20
reason 9:11,21
10:12,15 15:21
22:20 37:11 45:16
58:24
reasonable 27:1
reasons 6:18 28:8,9
receive 15:23
received 12:19
recognize 55:3
recommend 14:24
54:24
recommendation
3:14
recommendations
6:10,18 16:1 21:1
22:11
recommending
6:19
record 6:14 12:5
37:17
recorded 60:9
red 16:3 55:8
redo 57:11
redoing 45:3
reduce 33:2
refer 38:16
reference 41:16
references 41:18
regimentation
36:18
registered 10:6
55:9
registering 10:5
registration 10:4
regulations 22:4
reiterate 22:13
relates 2:6
relating 38:4
remarkable 54:4
remember 23:7
26:17 33:8

remove 42:18
removing 29:1
renderings 18:20
renovate 21:14
reopen 13:13 18:1
18:7
reopened 19:1
REPORTED 1:22
Reporter 42:25
60:2,5
represent 4:16
27:13,14
representative 5:16
12:16
represented 3:5
represents 10:6
require 17:2 47:14
47:21,21,23
research 41:16
researching 14:16
14:17
reserve 18:11,12
25:21 45:22
reserves 19:15
residence 15:23
resident 5:3
residential 7:23
residents 2:22 4:22
5:7 9:22 12:6
27:2 32:19 33:24
48:4
residue 28:21,24
42:19
reslope 57:12
respect 3:21 26:24
27:10 31:16 34:13
34:17 38:9 40:25
45:13
respectfully 6:11
respond 2:21 17:8
23:20 39:22
responded 10:2
respondents 10:1
response 34:15
41:25
responsibility
19:10
responsible 7:10

30:1
rest 13:2 25:5
restoration 18:14
restrict 28:9
Retired 14:17
review 23:8 28:4
49:9
reviewed 28:12
revisited 51:15
revoke 56:6
rewriting 45:2
rezoned 7:22
right 4:10 8:14,17
9:2,8,22 10:23
13:21 15:10 16:11
16:16 17:4 18:10
19:13,20 20:4
24:17,22,23 25:5
29:7 30:24,24
31:17 32:11 37:23
37:25 38:20 39:7
47:19 48:12 52:9
57:1
rightfully 8:2 18:10
risk 54:15
Roberts 5:3,11
14:21,22 19:19
27:23
room 25:15 37:3
roots 20:13 21:16
roughly 35:3
round 21:23 31:10
rousers 42:2
route 48:14
rule 10:18 59:6
rules 4:14 8:6,6
22:4,15,15 28:9
29:9 51:21 53:9
56:5
run 4:14 33:15
51:14 58:2
running 4:20 31:9
38:7,12
runs 16:12,20

S

Sacks 3:8,25 4:4,4
4:8 5:13 39:18

40:2 50:15
safety 38:20
Santa 56:2
Sather 54:7,7
satisfactory 27:18
satisfy 43:16
save 21:2 34:23
35:1,8 56:13
saw 32:10
saying 9:6 35:4
41:21 43:19 55:25
says 7:14 17:18
scenario 57:9
schools 30:22
scrape 21:3
scratch 5:25
seamless 23:10
season 20:16
second 37:22 42:15
47:2 59:4,9,10
secondly 55:1
section 25:23 28:17
28:17 38:18
security 14:6,11
15:9,24 17:11
23:12
see 3:19 7:21 9:15
11:19,20 15:21
16:21 20:20 23:14
24:20,24 25:10
33:14,24 34:25
35:1 39:24 42:18
50:19 51:14,22
52:8 53:16 54:8
54:13,15 56:21
57:4
seeing 9:20 24:5
seen 5:1 18:15
32:17 34:8,16
41:10 44:14 49:5
53:24 56:17
sees 16:23
send 10:21 17:19
28:3
senior 38:3
sense 10:10
sensitivity 13:4
sent 2:10

separation 40:10
September 20:20
serious 44:24,25
45:10
seriously 49:17
services 14:17
set 5:14 7:5 17:15
17:17 60:8
settlement 26:23
settling 26:22
seven 52:15,16 59:5
shade 40:8
Shalant 33:6,6 34:5
35:2,10 36:4,17
36:24 37:16,18
shared 11:5
Sharon 1:22 60:21
shirt 30:9
shorthand 60:2,5
60:11
shovel 33:18
show 8:10 24:16
49:18
shown 35:11
shrubs 40:18
shut 13:11,14 54:20
side 51:23 55:9
sign 7:13 12:2
22:16 26:6
signed 11:3,8
signs 11:25
similar 40:7
simple 47:10 48:6
58:25
simpler 36:10
Simply 45:2
simultaneous 4:7
28:1 37:1 50:11
59:2,12
single 45:3
sit 32:1 40:20
site 2:11 5:14 10:21
11:19,20 24:6
28:3,4 30:4,6
57:25
situation 8:1 13:1
13:12 19:6
six 11:12 43:7

size 37:24 43:6
54:14
slide 24:19
slope 19:4
small 8:19 15:17
30:25 57:19 58:9
58:12
smaller 38:15
39:10 53:2 54:14
57:21
Smith 17:6,6
Smolinsky 4:25
smooth 57:17
smoothed 40:19
Snickers 32:3
socializing 12:22
sod 21:15 57:14,16
57:18
soft 23:3 40:5 41:3
52:18
software 15:13
solstice 23:6
solution 13:23
48:21
somebody 16:23
24:9 26:2,2 32:24
36:20 48:4,18
54:24 55:1 58:12
58:14,14
somewhat 37:9
son 31:25 32:8
sorry 25:7 37:6
41:13
sort 5:24 34:10
sounds 22:21
source 56:14
south 19:22 24:17
space 4:10 25:1,3,6
25:8,8,9 43:9,22
47:3,20 53:25
speaker 4:6 28:6
37:7 38:24 41:19
42:9 50:12 51:20
51:25 55:12,16,22
56:7,14 59:9
speaking 28:1
36:16 37:1 50:11
59:2

special 2:13,14
specific 15:6 33:12
40:25 52:15,16
57:24,24
specifically 7:14
27:16 28:11 42:24
spectacular 40:23
spend 19:15 53:12
spent 4:1 8:9 14:16
18:14,25 35:2
spiders 54:9
splitting 11:14
spoken 27:15
spongy 20:3,22
spotting 16:5
square 25:4,5 47:4
47:8
stacks 26:8
staked 24:25 25:4
stakes 24:23
stand 21:9 48:21
50:21 53:18
standing 50:17,20
Stanton 30:9,9,10
30:12
start 19:7 20:19
22:24
started 2:25 5:24
10:4 16:18
State 60:6
statement 34:12
stating 11:10
stay 21:15
stenographically
60:10
step 23:2
steps 41:3
Sterling 10:18 22:3
stewards 7:20
stick 3:22
sticks 53:4
stone 25:12 39:18
39:21
stop 48:10
strategy 33:1
straw 49:23
street 8:23 16:12
34:18 58:2

strict 8:6
strictly 2:6
strong 48:5 53:17
stuck 20:12
stuff 19:24
subject 14:9 18:20
submit 27:21 49:25
submitted 11:1
substantial 26:18
successfully 18:8
sue 3:6,12,15 4:14
6:9,11,15 14:22
17:25 21:11,18
23:23,25 24:18
25:17 28:11,18,20
29:2,6,11,15,18
30:8 31:11 34:3
34:12 35:7,13
36:15,22 37:2,12
37:17 39:2,5,12
39:14,23 41:4,13
43:9,12,24 44:11
45:5,14,20,23
46:1,7,12,15 47:1
47:18 48:8,9,10
49:22 50:4,6
51:24 52:2,15
55:6,14,20 56:4,8
56:12,24 57:1,1
57:11,22 58:5,16
59:10,14
sued 26:15
sufficient 22:7
25:11 26:14 30:3
suggested 33:17
suggestion 58:19
suggests 34:9
suing 43:18
suit 44:24
summary 11:19
summer 23:6 25:13
39:14 40:24
sun 42:4
support 11:10
sure 11:15,16 19:4
31:13,18 32:21
41:17 42:24 43:25
47:18 57:25 58:1

surface 20:22
surgeon 26:7
surrounding 2:6
surveillance 16:19
survey 9:24 57:25
Swedelson 27:13
27:16
system 14:6,11,12
14:20,20 15:1,13
15:13,20 16:7,8
16:22 17:11,23
18:6 21:4 23:12
55:7 57:11

T

table 6:2,17 40:21
tags 10:5,7,9 55:2
take 3:6 4:11 9:15
12:11 13:4 19:10
20:11,17 21:13
30:3 35:18 38:18
45:14 51:2,19
57:10 58:19
taken 9:19 33:16
40:17 60:7
takes 19:24
talk 3:11 9:10
14:21 19:16 34:16
39:19
talked 16:1 27:9,10
58:10
talking 29:13 36:5
40:4,4 41:2 45:6,8
45:9 52:20 55:18
56:16
team 8:12
tear 19:7
Technically 10:20
telephone 17:6
tell 25:2 47:24,25
49:13 57:2
temporarily 40:6
temporary 23:3
25:13 39:15 51:12
51:12 53:7 54:15
tennis 54:19,19
tentative 3:20
term 4:22 21:12

terms 26:25 33:20
terrace 18:18
terrible 30:21
terribly 20:15
thank 2:8 4:5 6:14
6:15 14:22 18:4
23:21,23 37:12
41:25 42:6,6
43:24 44:15 54:21
55:11 56:24
thanks 23:24
thereof 60:12
thick 20:3,22
thing 22:6 29:8
31:7,24 36:17
44:14,17 51:13
56:22 58:2
things 6:8 16:3,5
27:22 30:19 42:3
46:5 51:7 53:10
54:24 56:16
think 10:14 12:12
18:6 20:1 22:6
24:2 27:5,21 28:2
30:17,25 31:6,7,9
31:21,22 32:19
33:1,1,3,11,14,20
33:25 34:17,19
36:10 37:10 43:21
44:6,8,23 45:4,4,9
45:22 46:5,6,16
47:11 48:12,13
52:21 53:23 54:13
54:17,21 58:7,10
58:13,16,17
thinking 39:17
40:21
thinks 18:21
third 25:9 45:6,7
46:23
thought 56:8
thoughts 24:8
thousand 43:7 53:1
thread 11:17
three 16:8 20:18
30:15 32:10,14
35:1 51:10,11
threshold 41:7

throw 49:1 53:3,4
THURSDAY 1:10
2:1
tied 13:9
tighten 17:1
time 4:2 5:3,7,21
7:7,19,22 14:16
15:15 16:23,24
17:15,17 20:8,16
20:21 23:4,12,25
26:12 28:23 31:4
32:10 36:15 45:17
53:12 54:5 60:8
times 17:13 20:10
34:8 47:10
tired 3:23
today 8:1 45:3
48:21 50:16
told 12:9 27:17
38:14 39:22 47:25
tonight 3:9,22,24
22:12 23:2 39:21
45:17 46:2 49:19
49:24 50:7 51:18
52:11,13 53:5
54:16,17 59:7
Tony 54:18,18
55:11
top 20:7
total 45:11
touch 15:8
tougher 21:8
track 35:20
tracked 15:25
36:21
transcribed 60:10
transcript 60:11
transparency
24:16
tremendous 44:17
trespassers 12:1
trial 25:14
trigger 48:8
trip 33:15
trouble 30:20
troubles 31:5
true 60:11
truly 8:10 54:1

Truth 58:16
try 2:22 3:23 18:2
33:12 36:8 51:5,6
51:10 53:21 55:5
57:16
trying 2:21 6:25
28:20 43:3 45:1
48:2,3,20 54:15
tune 19:8
turf 20:14 21:5,6
21:14 57:10
turn 6:8
turning 22:23
two 10:25 13:17
14:15 15:9,23
16:7,8 20:18
30:15 32:14,21,23
34:7 35:1,8 36:15
37:6,20 43:22
54:24 56:1 58:10
58:11,21
two-third 11:6
two-thirds 24:16
42:17
type 34:1
typical 43:6

U

ugly 20:18,18
umbrella 26:18
unacceptable 46:23
unapproved 8:3
unbelievable 18:16
unbiased 6:25
uncertainty 19:13
uncomfortable
37:3
undefined 38:16
undergo 49:5
underlying 32:20
undersigned 60:5
understand 6:23
6:24 7:16,21 9:4
13:8 29:4 34:20
47:13
understandably
11:7
understanding

17:1 24:15 46:22
understands 40:4
understood 35:2
undesirable 35:6
35:11
unfortunately 7:20
34:22
UNIDENTIFIED
28:6 37:7 38:24
41:19 50:12 51:20
51:25 55:12,16,22
56:7,14 59:9
UNISON 30:11
UNKNOWN 4:6
unleashed 4:19
unlock 15:11
unrestricted 38:12
unseenly 34:9
unusable 25:8
up'd 18:13
upset 11:6 12:23
13:7
usable 25:8,9
usage 26:19 53:24
use 4:11 8:3,14
15:2,3,4 16:6
20:23 33:18 41:11
43:16,17 51:1
54:11 57:20
uses 21:7 33:20

V

vans 36:9
variance 39:4
47:14,22,23
vedes 16:13
verbiage 41:11
versus 58:10
vertical 20:9
verticut 20:9
verticutting 20:6
viable 21:23
video 16:19 34:13
34:21
view 3:6 9:8 24:19
40:23 49:15
viewing 16:22
violates 43:19

violation 56:5
vitriolic 44:6
void 17:22
vote 3:21,23 21:22
22:12 23:2 36:25
37:2 44:22 49:16
49:20,23 50:1
51:11,18,19 52:13
52:17,19 54:17
59:13
voted 45:11,22,25
51:16 59:7
voter 22:5
voting 46:1,4,4
52:11 54:16

W

wait 57:4
waiting 23:4
waive 15:9
waiver 22:16 26:6
walk 15:11,18 20:4
28:16,22 29:4
32:16 42:20 54:23
walker 12:11
walkers 12:9,9
35:25 36:13
wall 23:15
want 10:2,10,11,14
11:13,19 12:15
13:11 14:9,19
16:6,15 17:2 19:9
19:16 24:24 30:5
31:11 33:9,21,25
34:1,19 36:6,9
37:21 38:5,10
42:20 44:15 46:16
46:17 47:7 48:25
50:17 51:17 52:19
53:3 54:10,21
56:9 57:2,5 58:3
58:22
wanted 2:17 4:15
8:8,11 29:10
36:17 39:7,25
41:12 42:2 43:13
51:6 54:3 57:10
57:20

wanting 12:5 22:9
wants 4:11 13:25
16:14 21:9 22:7
24:13 37:7 48:8,9
48:19 58:21
warehouse 25:9
wasn't 13:8 32:9
watch 4:21 18:4
water 19:5 20:12
20:12,24 21:8
58:2
wave 15:11
way 4:23 13:19
18:7 19:11 21:4
26:3 34:5 36:11
36:11 39:3 48:7
50:13 51:9
we'll 3:15,16 15:9
15:17 23:17 26:24
27:23 33:13 40:7
40:25 41:4 43:25
52:3,7 53:12
56:12 57:19 58:20
we're 2:14,16,21
3:9,20 6:18 9:4
12:11 16:8,10,21
18:1 22:23 23:4
25:13,13 26:24
28:20 29:13,15
30:16 31:6,21,24
32:21 37:8 39:15
39:16,16 40:4,5
40:10,16 41:2
43:7 45:6,9 46:1
47:19 48:2,3,7,12
48:16,20 52:5,13
53:14,15 54:5,20
56:16
we've 8:15 13:22
16:1 18:14 27:10
27:12 30:14 33:4
34:6 35:21 40:17
40:19 45:19 52:23
Web 2:11 10:20
11:18,20 24:6
28:3,4 30:4,6
wedding 23:11 40:1
48:23 52:25 54:25

week 16:8 59:14
weeks 20:19 21:15
35:1,8
went 2:17 4:21 8:13
9:12 13:10 15:14
38:4 50:16
weren't 9:12
wheels 39:23
white 16:2
wife 58:6
willing 37:10
willy-nilly 13:9
Wimer 41:6,6,20
41:25
wire 40:13
wishes 12:17
wonderful 3:1 5:14
5:18 6:5 30:16
31:7
words 7:6,17 22:1
wore 30:9
work 16:25 18:18
18:22,24 19:1
23:21,22,24 25:14
42:7 45:20 53:23
worked 30:17
working 4:1,2
18:16 44:17 56:22
56:22
works 15:6 16:19
51:14 53:16 54:4
world 6:4
worry 55:21
worse 57:9
wouldn't 23:14
38:22 39:24 40:9
writing 27:19
37:24 38:2,21,25
39:1,2
written 39:21 52:2
wrote 11:12
wrought 40:6,9
51:13

X

Y

yard 19:20

Yeah 25:17
year 17:13,17
years 4:9,12 6:1,4
7:19 9:18 12:24
13:22 20:14 30:12
31:16,25 32:4,7
33:7,8,9 34:7
35:23 42:12 44:3
44:25 51:8 54:10
55:1 58:7
young 4:18

Z

zero 34:11,13
zone 48:22
zoned 7:23 8:5
zoning 7:3,18 38:3

0

1

1 41:7
10 12:24 26:17
31:16 32:4 42:15
51:7
100 11:10 56:24
11 11:3 12:18
125 10:23
15 7:18 50:3,5
150 19:8,12
163 10:1
18-5 25:6
187 10:5
19 1:10 2:1
1926 7:4
1936 31:3
1946 7:18
1963 12:2 41:10,17
1978 49:4

2

2,000 48:23
20 42:15 47:3,5
200-grand 45:21
200,000 19:11 57:6
57:20
2004 10:5
2005 9:24
2013 18:11

2014 1:10 2:1 60:15
21 11:11
24/7 12:22 42:4
54:4
245 10:1
25 25:7,7 44:24
47:1,3,4,9
25,000 25:3 47:8
26,000 47:10

3

30 31:24 32:7 42:11
44:3
30,000 18:12
35 25:6 30:12
358,000 18:12
371 10:7

4

4 47:10
4:00 18:3,3
40 10:6 33:7 42:12
58:7

5

55 11:7

6

6,000 43:11
621 23:6
6210 1:22 60:21
6500 25:5 43:9 47:9
47:9
66 10:2

7

7:00 18:3
7:15 1:13 2:2
70 6:4

8

8:00 17:12,14 18:3
8:51 1:13 2:2 59:15
861 1:11

9

90-day 21:14
90,000 18:13
9th 60:15