

Minutes
Huntington Palisades Property Owners Corporation
June 27, 2011
Tahitian Terrace – 1 Aloha
7 pm

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

Guests: Alex Montamed/ABI Construction, Essy Zandi & Lee Wagman

Regular Business Meeting Called to Order: 7:03 pm

Appeal by 620 Chautauqua for an 8 foot wall at front of house:

Representatives for 620 Chautauqua, Alex Montamed & Essy Zandi, to present on behalf of the owner. They brought pictures and video to show the board members along with the previously submitted letter to the Board requesting the 8 foot high wall in the front of the property. The reasons for asking for the variance were:

1. With a higher wall there is less potential for people to see into the house from Chautauqua especially by buses that drive by.
2. The owner feels they would have more safety with a high wall. (Recently a car ran off the road and into their front tree).

The board stated they are very sympathetic to the homeowner however the spirit of the Huntington is the openness of it. The board and residents do not want to be an 8 foot high community. The board suggested a compromise suggesting that the owner build a 6 foot high wall and plant tall trees to help screen for privacy.

Action: Board denied the appeal for an 8 foot wall. A motion was made to allow a variance for a 6 foot wall with trees/shrubbery planted in front and behind the wall. The motion was unanimously approved by the board. The representatives will present this approval to the owner and get back to Jennie via email.

14914 Corona del Mar - Eyesore, dangerous property: Resident Lee Wagman presented pictures of the property and shared his major concerns about the safety and unsightliness of the property. Jennie presented a timeline/history of this property to date. In 2006 they had planned on doing slope repair. They had City approval but never went forward with the project. In 2008 a resident sent a letter of complaint to the Coastal Commission regarding the state of the property & all of the broken down cars on the property. The Coastal Commission gave an order to comply. In 2009 a letter to their Engineer (Milton Jeffries) was sent by HPPOC attorney Earl Ellis referencing a conversation Earl had with Milton and thanking him for getting moving on cleaning up the property. Later that year, the junk cars were removed and the property was cleaned up. In April 2011 an email was sent to the owner of the property asking her to clean up the property again and to also remove the remaining junk cars. No response from owner. HPPOC office reported the property to the City who issued an order to comply by 6/25/11. Office contacted the City when the property still wasn't cleaned up and they stated they have a rule to give another 2 weeks past the deadline before they issue fines. Office emailed owner again and owner responded stating the property will be cleaned up on 6/30 & 7/1 but that the cars will not be removed because in her opinion, they are allowed to keep those cars on the property.

Action: Jennie to contact the City inspector again and ask about fire and safety concerns.

Action: Associate Dave Peterson to compose a strong letter to the owner with help from attorney Earl Ellis. The letter will suggest a meeting with the Board and owner to discuss how to keep the property more in keeping with the neighborhood. Jennie will email the owner's address to Dave.

Minutes: Minutes of the March 14, 2011, (emailed to board earlier) were APPROVED

Treasurer's Report: By Michael Ziering

Michael reviewed the income and expenses for the past year to date with comparison to last year and this year's budget. Although the HP is in fairly good financial shape, there were still concerns about the legal costs this year, specifically dealing with the recent litigation matters.

Action: Michael Ziering will contact Attorney Earl Ellis to ask him to try to curb some of his time & for certain matters, just to use his good judgment rather than spend time emailing the board for their input.

Action: Treasurers report Approved.

New Business:

Unpaid dues and plan fees:

Jennie reported that the resident at 500 Chautauqua does not feel he should pay his dues because he paid higher fees in 2010 under the old Architectural Requirements. He feels the Association owes him money. The board discussed the situation and concluded that the rules that were in place at the time of his submission were the rules and those have nothing to do with the yearly assessments/dues.

Action: Jennie to send the Final Notice for non payment of dues.

Discussion about how to better coordinate with ADT in emergency situations:

Michael Z. presented his concerns over the delayed response the HPPOC received by ADT. Most recently regarding the mountain lion sighting in the HP. Michael saw ADT who said they were aware of the mountain lion but they had not sent in their report yet and were not going to until after noon. The mountain lion was seen at approximately 9am. The board agrees this is very concerning.

Action: Jennie to contact Mike Ball, manager of ADT, to discuss timing with serious reports & getting the info to HPPOC ASAP so we can send out email alerts right away to our residents.

Old Business:

Update by Jennie regarding 2011 assessments: Initial assessments mailed to residents on April 1. Reminder notices mailed May 9th & final notices mailed June 20th.

Corona del Mar Park:

Approval of Michael, Jim & David as board sub-committee for questions on the Kronick v. Mackston v. Shalant litigation and approval of their recent input on the PMK deposition.

Action: Board unanimously approved Michael Ziering, Jim Mercer & Dave Peterson as the board sub-committee for questions regarding the Kronick v. Mackston v. Shalant litigation.

Action: Board unanimously ratified and approved the prior decision of the above mentioned board members recent input on the Person Most Knowledgeable deposition.

Gardener Vidal Rodriguez: The board discussed the many complaints received about how the CDM Park has been looking. The HPPOC gardener has been with the association 20+ years and the board does not want to hire someone else but wants the Park looking nice.

Action: Jennie to call Vidal and let him know that if the board does not see improvement with the Park within 3 months we will have to hire a new gardener. Jennie to tell Vidal that the board

