

Minutes
Huntington Palisades Property Owners Corporation
March 14, 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: None

Regular Business Meeting Called to Order: 7:05 pm

Minutes: Minutes of the January 17, 2011, annual meeting, highlights & after the annual meeting were reviewed before the meeting (emailed to board earlier) and were APPROVED

Treasurer's Report: By Sue Helmy

Sue Helmy reported the income and expenses for the months of January and February 2011. She noted that there was very little income from 2011 assessments as they had not been mailed to the residents yet. There were 5 construction projects submitted, (1 new home, 1 small remodel/addition & 3 minor projects). There was one film shoot & 2 homes sold in the Huntington. The largest expense was for legal fees. Sue reported that all other expenses are on track and that the legal expenses should be greatly reduced going forward.

Action: Treasurers report Approved.

Review/discuss CPA's draft financials by Gayle Gould: The board reviewed via email prior to the meeting the draft financials for the Huntington. JS noticed some corrections need to be made.

Action: Board approves the draft financials. The appropriate changes will be emailed to the Board for final approval.

CPA's Resolution re: taxes and assessments: The motion was made to adopt an association resolution for revenue ruling 70-604 election excess income applied

Action: Board approves the resolution.

New Business:

2011 Assessments to be mailed after March 14, 2011:

Discussion only: JS stated that the assessments have been delayed because of the many outstanding items to be approved and mailed to the residents. JS felt it would be more cost effective to mail the announcements of the rule changes with the assessments rather than to do a separate mailing.

Standing orders for minutes via email & if minutes should be posted on the website:

JS reported a request via email by a HP resident to have minutes and agendas emailed to him each month. At this time there is no board policy for that. JS suggested posting the minutes and agendas on the website.

Action: Motion made and approved to post the minutes and agendas on the website. No decision was made regarding standing orders for minutes.

Old Business:

Corona del Mar Park:

Proposed clarification to CDM Park Rule # 4: The proposed clarifications to CDM Park Rule #4 was mailed to the residents in November. In December a poll was mailed to the residents regarding this rule. The results of the poll were 2/3rds in favor of the board's proposal and 1/3 not in favor. The board discussed at length but made a motion to adopt and approve the proposed clarification.

Action: Board approved adopting CDM Park Rule #4.

Key Pad Access to the CDM Park: In 2010 the board approved putting a key pad access at the CDM Park. Vice President Jerry Jameson researched and presented his findings. He stated that the board can do one of three things. 1. Put key pad access on the inside and outside of the entry gates, 2. Build up the fence to have key pad access on the outside only, 3. Do nothing at this time. The board discussed the options and came to the conclusion that it would be best to do nothing at this time. The board might re-visit key pad access at another time.

Proposed Changes to the Architectural Requirements Application, Requirements & Policy on Delinquent Assessments:

The proposed changes to the Policy on Delinquent Assessments were mailed to the residents November 8 & the proposed changes to the Requirements were mailed to the residents January 3. There have been no comments received from the members.

Action: Motion to adopt all the changes unanimously approved.

Pampas Ricas Trees: The HPPOC has been trying to get the trees along Pampas Ricas trimmed by the City for over a year. A supervisor at the City stated that because of all of the cut backs in the City they do not have enough staff to trim trees. He said that the City is asking people to trim the trees and they are offering free permits to those willing to trim them. HPPOC received an estimate from the HP gardener to trim the Coral Trees only. That estimate was \$7500 +. JS contacted Johnson Tree Company to get an estimate from them. Johnson Tree Company has offered to trim all of the Palm Trees & Coral trees along Pampas Ricas for \$4100 - \$5200 or \$75 per Palm Tree & \$375 per Coral Tree.

Action: Motion to hire Johnson Tree Company to trim the trees approved.

Lights in the trees along Pampas Ricas: Though not on the agenda, Director Dave Peterson suggested the board think about putting white lights in all of the Pampas Ricas trees for the month of December. He said there is another neighborhood that does it and it is just lovely. No action taken. The board will think about it and find out how much it would cost first.

Sober Living Facilities: There was an article in the Palisadian Post last week that discussed the sober living homes. It seems that the City is proposing a new law that would help monitor and place restrictions on sober living houses in neighborhoods.

Potrero Canyon: Director Jim Mercer asked if the HPPOC Board's have ever been involved with the Potrero Canyon. The board stated that past president Pat Ramsey had made efforts to fight the building of the park. After the recent article in the Palisadian Post, Jim states that the plans are going forward. He also stated that when the plans for the park were initially proposed it was to be a passive park. He has concerns that they are planning something very different. There are many potential concerns that he would like to address with the Potrero Canyon Committee such as: Parking issues, homeless, boom boxes in the canyon (the canyon acts like an amphitheatre). Jim asked to what extent can the HP influence how the park will be used. He suggests that the HP opposed the park being used for anything other than a passive park.

Action: JS to contact Norm Kulla and ask if he can come to the next board meeting and update the board on the progress/status of the project.

Action: Jim Mercer to contact the Potrero Canyon Committee and see if he can get any information from them and report back to the board.

Meeting adjourned at 8:16 pm. and entered into executive session. Next meeting, will be held on April 11, 2011 at 7:30pm.

Minutes taken by Jennie Smith, Assistant manager/secretary.