

**Minutes**  
Huntington Palisades Property Owners Corporation  
March 5, 2012  
Tahitian Terrace – 1 Aloha  
7 pm

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

**Board Absent:** None

**Guests:** Resident Louis Volpicelli & HP Attorney Earl Ellis

**Regular Business Meeting Called to Order:** 7:03 pm

**Minutes:** Minutes of the January 23, 2012, (emailed to board earlier) were APPROVED

**Treasurer's Report:** By Sue Helmy

Sue reported the income and expense reports for January (tabled last meeting) & February. She noted that the HP has had to pull some money from savings for general administrative costs but that the 2012 assessments were mailed today so the HP should be back in good shape. The board also discussed the decision to move monies from ING to City National Bank (Palisades branch) savings due to interest being so low. Sue Helmy and Jennie reported they have not had a chance to meet at the bank to do this.

**Action:** Treasurer's report unanimously approved.

**Action:** Jennie and Sue to move the ING savings to City National Bank.

**New Business:**

-Request from HP resident to send another email to the residents re: joining nextdoor.com.

Michael Ziering explained that nextdoor.com is for Huntington residents only & that it is a great tool for the neighborhood. It is a way to know your neighbors and also very helpful in emergency situations.

**Action:** The board unanimously agreed to have Jennie send out the email to the residents.

Though not on the agenda, resident Louis Volpicelli presented his concerns regarding the construction of a retaining wall at the back of 15035 Altata. The property backs up to Mr. Volpicelli's property.

**Action:** HPPOC architects Richard Blumenberg & Rich Wilken to meet at 15035 Altata to check the retaining wall for compliance.

**Old Business/Updates:**

- HPPA merger discussion with Attorney Earl Ellis:

The Governing Documents provide both specific and general authority for HPPOC. However, providing security for all residences may exceed the authority without persuasive evidence not yet demonstrated. In addition, Earl Ellis explained that the HPPOC Board does not have the authority under the current CC&R's to charge members the additional amount necessary for security service. The current level of annual assessments is insufficient. The CC&R's could possibly be amended with a 50% + 1 member vote. Litigation is likely to follow a narrow approval. Also, the Board has a duty to the minority, some of whom may be unable to afford a stiff increase in assessments. The board asked if the HPPOC could give a contribution to help HPPA upgrade. Earl agreed the HPPOC could consider contributions of some funds to HPPA, that a prior Board did so.

After much discussion the board feels there are too many residents who just don't want the merger and even if there was a majority vote, they are concerned about who would protect the 20% interests of those who do not want to merge. The board does not feel there is enough community support at this time to move forward with a merger.

**Action:** The Board unanimously agreed that there is not sufficient community support to justify joining with HPPA but they will support HPPA in gaining more members. The board will also consider giving more money to HPPA to help add a better patrol service.

-Tree Lights (by Dave Peterson): **Tabled.**

-Eyesore at 14914 Corona del Mar:

**Action:** Jennie to contact Linda Tobalina again via email to see if she will clean up the property. If no response, Jennie to ask Vidal to clean up the outside of the property and provide a separate bill to send to Linda.

Meeting adjourned at 8:45 pm. Next meeting will be scheduled via email.

Minutes taken by Jennie Smith