

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.

**BOARD OF DIRECTORS MEETING
COMMUNITY UNITED METHODIST CHURCH
801 VIA DE LA PAZ, HART LOUNGE
(Relocated to 556 Chapala – notice given)
PACIFIC PALISADES, CA 90272**

SEPTEMBER 6, 2016

OPEN SESSION MINUTES

DIRECTORS PRESENT

Robert Levitt, Vice President
Sue Jameson, President
William Finestone, Treasurer
Song Oh, Member at Large
Robert Sacks, Secretary

DIRECTORS ABSENT

FIRSTSERVICE RESIDENTIAL

Chris Moran, Community Manager
Sascha Macias, Regional Director

I. CALL TO ORDER

The Open Session Board of Directors meeting for the Huntington Palisades Property Owners Corporation was called to order at 7:09 p.m.

II. EXECUTIVE SESSION

An Executive Session meeting was held following the Open Session meeting to discuss homeowner delinquency matters, member discipline, potential litigation matters and third party contracts.

III. REPORTS

The following reports were reviewed and filed by the Board:

- a.) Architectural Modification Report
- b.) Park Punch List

IV. HOMEOWNER FORUM

One homeowner was present to discuss topics of mutual interest.

V. UNFINISHED BUSINESS

- A. APPROVAL OF MINUTES – JUNE 2016

Motion: Levitt
Second: Jameson

Resolution: The Board approves open session minutes as presented by management.

The motion carried unanimously.

B. CAMERA PROJECT

Management updated the Board on progress in seeking the installation of cameras at the entrances of the community. The Board made recommendations to management in terms of contacts to reach out to. No resolution was made at this time as the project is ongoing and only in the information gathering stage at this point in time.

C. HEDGES

The Board discussed the enforcement of hedge/wall height rules throughout the community.

Motion: Jameson
Second: Sacks

Resolution: The Board resolves to remove restrictions on side and rear yard hedges throughout the community and to continue to enforce front yard hedge height requirement. Removal of restriction will be sent out for 30 day comment period and management will move forward with enforcement letter.

The motion carried unanimously.

V. NEW BUSINESS

A.) IRRIGATION ON ISLANDS

Motion: Sacks
Second: Levitt

Resolution: The Board approves the automation of irrigation on street islands for the proposed amount of \$1,963 to be paid out of Landscape funds.

The motion carried unanimously.

B.) DROUGHT TOLERANT PARKWAY

This item was tabled as the Board requested a less expensive proposal.

C.) DROUGHT TOLERANT – PAMPAS RICAS

This item was tabled until more information on taking over area from the city and second proposal could be obtained.

D.) HOLIDAY LIGHTING

The Board suggested management partner with former Board Member on holiday lighting to get a better idea of the scope of work on the proposed project.

E.) ARCHITECTURAL VARIANCE REQUEST

Motion: Sacks
Second: Jameson

Resolution: The Board approves the architectural variance request for the homeowner at 15000 Corona del Mar to modify existing fence, which is taller than the Association allows, due to city variance given to homes along southern bluff of Corona del Mar.

The motion carried unanimously.

F.) NEW HOME AESTHETICS

The Board requested management indicate to ARC that the committee be more discerning in ensuring new home submittals are consistent with the architecture throughout the community.

G.) 2017 ELECTION

The Board discussed the upcoming election and requested management send out a call for candidates.

H.) EXPENDITURE RESOLUTION

Motion: Levitt
Second: Sacks

Resolution: The Board resolves that the Board President shall have authority to approve any proposal/contract in his/her sole discretion, costing up to \$5,000 individually, with a \$20,000 aggregate limit annually.

XII. ADJOURN

There being no further Open Session business to come before the Board, the meeting was adjourned at 8:00 p.m.

APPROVED: _____ DATE: _____