

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.

**BOARD OF DIRECTORS MEETING
COMMUNITY UNITED METHODIST CHURCH
801 VIA DE LA PAZ, HART LOUNGE
PACIFIC PALISADES, CA 90272**

MARCH 7, 2017 – 7:15PM

OPEN SESSION MINUTES

DIRECTORS PRESENT

Sue Jameson, President
Robert Levitt, Vice President
Song Oh, Member at Large

DIRECTORS ABSENT

Robert Sacks, Secretary
William Finestone, Treasurer

FIRSTSERVICE RESIDENTIAL

Chris Moran, Community Manager

I. CALL TO ORDER

The Open Session Board of Directors meeting for the Huntington Palisades Property Owners Corporation was called to order at 6:30 p.m.

II. EXECUTIVE SESSION

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

III. COMMITTEE UPDATE & INVITED GUESTS

A. 14901 CORONA DEL MAR

The representative for the aforementioned property requested a variance to the HPPOC's architectural rules. The Board indicated they would reconsider the matter at a future meeting, provided the home was brought into compliance with the community's hedge/fence rules.

This matter was tabled.

IV. REPORTS

The Board reviewed and filed the following reports:

- Architectural modification report
- Park Punch List

V. HOMEOWNER FORUM

One homeowner was present to discuss the proposed basement rule.

VI. UNFINISHED BUSINESS

A. APPROVAL OF MINUTES – JANUARY 2017

Motion: Sacks
Second: Levitt

Resolution: The Board approves the Open Session Minutes, dated January 3, 2017, as presented by Management.

The motion carried unanimously.

B. SIDEWALK REBATE

Motion: Levitt
Second: Sacks

Resolution: The Board resolves to formally appoint community manager, Chris Moran as the authorized agent to seek city rebate for pending sidewalk repair in front of the HPPOC Corona del Mar Park.

The motion carried unanimously.

C. BASEMENT RULE RATIFICATION

Motion: Levitt
Second: Sacks

Resolution: The Board resolves to ratify the proposed basement rule as follows:

“No portion of a basement shall extend more than five (5) feet beyond the first floor footprint.”

The motion carried unanimously.

VII. NEW BUSINESS

A. PARK FENCE

This matter was tabled. Management to obtain third proposal and include northern wall in bid.

B. TREE TRIMMING

Motion: Levitt
Second: Binak

Resolution: The Board approves the proposal presented by American Heritage Landscape to trim community (park) trees, for a total of \$3,321.00.

The motion carried unanimously.

C. CAMERA PROJECT

This matter was tabled until further information could be gathered on cost and logistics.

D. TAX / AUDIT SERVICES

Motion: Levitt

Second: Binak

Resolution: The Board resolves to approve proposal for tax/FYE review services by ISK for a total of \$925.00

The motion carried unanimously.

E. WEBSITE UPDATE

This matter was tabled until further notice.

XII. ADJOURN

There being no further Open Session business to come before the Board, the meeting was adjourned at 8:30 p.m.

APPROVED: _____ DATE: _____