

HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.

**Board of Directors Meeting Draft Minutes
HPPOC Board of Directors Meeting
October 3, 2015 4:30 pm
Huntington Park, 15010 Corona del Mar**

Directors Present: Sue Jameson (President), Bob Levitt (Treasurer), Robert Sacks (Member-at-Large).

Directors Absent: Kevin Mayer (Vice President), Deepthi Brown (Member-at-Large).

HPPOC Staff Present: Jeaneen Fabbro, Chase Holiday.

Members Present: Craig Weston, Lauren Evans, Phil and Zuzka Polishook, Jamie McCormick, Linda Haelu, Cynthia Hirschhorn, Stuart Sellers

Meeting Called to Order: 4:41 pm by Sue Jameson (President)

Approval of Minutes from September 8, 2015 Board Meeting

The September 8th board meeting minutes were approved as stated.

Open Session – Members were asked to provide comments during homeowner forum.

Security

President Sue Jameson thanked HPPA President Phil Polishook for all his years of dedicated service to the Huntington community. HPPA (Huntington Palisades Patrol Association) is a voluntary organization that contracts with a private patrol service (currently ADT) to patrol the Huntington Palisades.

President Jameson described a proposal whereby HPPOC would take over management of patrol services (not security home monitoring) for the Huntington Palisades. The members will be asked to vote on this issue, via ballot, because the proposal would result in a significant increase in HPPOC member assessments. President Jameson provided a detailed description of the voting process. The Board agreed with the ballot process, using the Davis Stirling approach of a majority of a quorum. They reviewed proposals from three private patrol companies to provide services. The Board authorized the Association's legal counsel to proceed with preparing balloting materials using the proposal from SSA

as the basis for determining the necessary assessment increase for HPPOC to provide patrol services and sending out to all HPPOC members.

Executive Session: To Board met in executive session to discuss specific assessment delinquencies.

Architectural Rules

The Board approved the rewritten Architectural Guidelines be distributed to the membership for commentary in anticipation of approval at the November board meeting.

Film Rules

The Board approved the rewritten Film Rules be distributed to the membership for commentary in anticipation of approval at the November board meeting.

Financials

The Board reviewed the financial statements and delinquency reports.

Budget 2016

The board reviewed and approved the proposed 2016 budget, which includes a 7% increase in the annual assessment to \$230,000 from \$215,000 in the prior year exclusive of any additional increase that may be approved by the homeowners by vote as part of the patrol services proposal.

Adjourned at 6:13 pm.

Date 10/18/15

Secretary 