

Documents Committee Meeting Notes

Meeting Date: November 19<sup>th</sup>, 2007

**D R A F T**

**Meeting Date:** November 19<sup>th</sup>, 2007

**Loftin Firm:** Attorney Chris Bates

**Attendees:** 10 residents were present at meeting, including 3 HOA Board Members (Marie Horowitz, Janice Yates, Denise Ossello).

*This document contains meeting notes, not minutes.* Following review & Board approval, this document may be posted on [www.ilovehb.com](http://www.ilovehb.com) web site.

## **Bylaws & CCRs**

We have a final first draft of the Bylaws and CCRs following the 9/10/07 Document Committee Meeting. It was generally agreed that there should be a review of the Rules and Regulations before holding a General Meeting to review the Bylaws & CCRs with all residents.

## **Rules and Regulations**

1. General Comments
  - a. The Rules and Regulations Document that was provided for review by Loftin is based on the Marineland MHP Rules and Regulations which were last revised in October 2005.
  - b. Some rules may seem overly restrictive and unenforceable. *The intent of these rules is not to police the residents, but to provide park management the authority to act if necessary to respond to resident complaints and/or for reasons of liability.*
  - c. To review Hermosa Beach Municipal Code regarding noise go to web site: [www.hermosabch.org](http://www.hermosabch.org). Select "Municipal code" from menu; Noise Control is covered in chapter 8.24 Health and Safety
2. Section 1 CONDUCT A. "...no one under the influence of ... is permitted in any of the Community's Common Area". Refer to the General Comments 1.b. above (in these notes). The intent is to protect the community should someone under the influence cause a disturbance or injure themselves in the park. Chris B. will get more specific info regarding what is defined under California Law as "under the influence of alcohol".
3. Section 1 CONDUCT B. regarding noise. Instead of stating the specific hours as "Quiet Hours are between 10:00p.m. and 8:00a.m. daily" we may want to state that members must comply with City of Hermosa Beach Ordinance rules regarding noise.
4. There was discussion regarding the use of security lights which can create a disturbance when they shine into neighbors windows every time someone or some animal walks by. This would be covered under 7. DISTRUBANCES and would not required any specific mention in the rules.
5. Section 3 GUESTS A. "No Guest may stay ... total of 20 consecutive calendar days..". Change rule from the guests having to be approved in writing by the Board to the Board only having to be notified of the Guests. It is important that the Board/park management be notified of guests so they know who is a guest and who may be a solicitor or intruder.

**Documents Committee Meeting Notes**  
**Meeting Date: November 19<sup>th</sup>, 2007**  
**D R A F T**

Chris B. commented that in his experience GUESTS are frequent source of complaints. He recommended that section 3.B and 3.C regarding guests following all the rules and that guests must be accompanied by unit owner (except when leaving/entering park) be retained.

6. Section 3 GUESTS D. “Members shall have neither right or power to lease ...” This paragraph will be eliminated. See new section on SUB-LET
7. Add new section on SUB-LETS...
  - a. Member will have the right to sub-let their unit
  - b. Sub-let must be a long-term lease, at least 6 months. We want to avoid the park turning into a beach rental which will hurt the property value.
  - c. Members who have received assistance such as a MPROP loan will have restrictions regarding sub-letting.
8. Section 4. HOUSE-SITTING and HOUSE-SWAPPING. This section will be reworked due to new section on SUB-LETS.
9. Section 6 PETS A “Exotic and potentially dangerous pets are not allowed...”. Chris B will look for a statutory list of animals that are regarded as exotic/non-domestic.
10. Section 6 PETS D. “Pets which cause an annoyance or harm ... must be permanently removed ...”. Change this to there being hearing held before the notice that pet must be removed in 7 days.
11. Section 6 PETS G delete last part of sentence regarding Service and guide dogs. There are no height and weight restrictions “herein”.
12. Section 7 DISTURBANCES F. regarding hours of construction. . Instead of stating the specific hours as we may want to change to state that members that must comply with City of Hermosa Beach Ordinance rules regarding construction.
13. Section 13 CODE COMPLIANCE C. “no changes may be made ... without proper permits”. Copies of permits and written plans must be submitted to Park management.