

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

www.palisair.org

The association itself is a "Tract Committee" under the Declaration of Restrictions covering Tracts 15944, 15948 and 19890, and operates as such through its Board of directors and its Officers

PHOA BOARD MEETING APRIL 16, 2012 MINUTES

- I. President Larry Friedman called the meeting to order at 7:12 p.m. at the home of Patti Gallagher.** Present were L. Friedman, F. Kirkpatrick, H. Weber, S. Swartz, D. Ungerleider, H. Erdley and P. Gallagher. Absent: S. Di Saia and G. Buzyn. (Proxies: Kirkpatrick for Buzyn; Friedman for Di Saia). Guests present: homeowners Simon Simonian, Miran Kojian, Sheila Goldman, Chuck Emmerick, Sarah and Sid Vinnedge.
- II. Approval of 3/26/12 Minutes** Minutes of the March 26 board meeting were reviewed. Kirkpatrick moved and Erdley seconded that they be approved as written; passed unanimously.
- III. Treasurer's Report**
 - a. Kirkpatrick reported that in addition to the already held savings account, PHOA now has a new business checking account. She distributed copies of the register for both accounts.
 - b. To date, dues payments for 84 homeowners, totaling \$3,800, have been collected. Discussion ensued about how best to collect unpaid dues. Friedman will draft reminder letter to delinquent owners, with consequences for non-payment. Friedman, Gallagher and Kirkpatrick will meet to discuss organization of teams of volunteers to go door-to-door after May 1.
- IV. Membership and Governance**
 - a. **Website** Chuck Emmerick is our new websmaster. Kirkpatrick reviewed policy that all items for website require approval by the board.
 - b. **PHOA properties** Emmerick located 2 PHOA-owned properties in addition to the one maintained at the top of El Medio: one on El Medio at the entry to our tract, and one on Las Pulgas Rd. Friedman proposed deferring for one year proposed installation of PHOA signs on these parcels; all agreed.
 - c. **Safety/security Committee** Kirkpatrick proposed limiting PHOA e-mails to local safety and security issues only. Friedman moved and Kirkpatrick seconded that e-mails be thus limited; passed unanimously.
 - d. **Welcome Wagon**
 - i. Gallagher reported she has been unable to contact new owners of 1119 Las Pulgas Pl. and 1239 Las Pulgas Rd.
 - ii. Escrow just closed on 1147 El Medio.
 - iii. Sale is pending on 1020 Las Lomas Rd.
 - iv. Discussion held on procedure for evaluation of potential CC&R violations on properties for sale, and notification of realtors and prospective buyers. Friedman suggested Patti give Larry real estate listings every month, and he or his designee will follow up. Gallagher will notify realtors if there is a violation.

V. Plans Committee

- a. Policy issues: none
- b. 1157 El Medio (Heck) Kirkpatrick reported that she advised owner about exterior paint color. Once Board members view sample, a letter will be sent to owner giving approval for color. Kirkpatrick will draft letter for Friedman's signature.
- c. 1132 Las Pulgas Rd. (Algert) Erdley has plans; Friedman will deliver to Di Saia.
- d. 1236 Las Pulgas Rd. (McGuire) No news re: exterior paint color.
- e. 1091 Palisair Pl. (Matteson) No new developments; keep on agenda.
- f. 16058 Anoka Dr. (Nosrati)
 - i. Kirkpatrick stated no plans fee had been determined yet for this property. Erdley, Friedman and Di Saia will make determination.
 - ii. As an affected homeowner, Kirkpatrick cannot serve on Executive Committee regarding issues on that property. She moved that Erdley serve as alternate member of the committee. Ungerleider seconded; passed unanimously.
 - iii. Friedman said that Nosrati's plans have been changed but are unfinished and PHOA has not received complete set.
 - iv. It was agreed that all affected homeowners near Nosrati property should be on an e-mail list for communications regarding developments, including Abbey Sher who lives in different tract but whose property abuts Nosrati's. Friedman will follow up to get Nosrati's permission.
 - v. Discussion was held about grading permits; Erdley said that Nosrati must submit his grading plans to both PHOA and the City.

VI. Tree Committee


- a. **PHOA policy** Kirkpatrick proposed that Board members review information contained in a document from a recent lawsuit over view issue in Orange County, in which the presiding judge gives a definition of the word "view". She will circulate the paper and include it on agenda for next meeting.
- b. **Rothman** Weber sent letter to Rothman on 4/2/12, reminding of continued violation.
- c. **Kaplan** Friedman and Weber will work on this.
- d. **Baron** Trees between new remodel and street are blocking views of neighbors and are not in compliance with PHOA conditions outlined in 2010 final determination letter for remodel. Weber will write letter notifying owner of violation.

VII. Old Business None

- VIII. New Business** Weber shared his plans to install solar panels. Friedman suggested that Weber research various solar panel companies with regard to appearance and view impacts, so that the information could be made available to interested homeowners.

President Friedman adjourned the meeting at 9:05 p.m.
Next meeting: May 21 (3rd Monday of the month).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "D. Ungerleider", is centered within a rectangular box. The signature is fluid and cursive.

Diana Ungerleider, PHOA Secretary