

# **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**

**June 20, 2011  
MINUTES**

- I. Francine Kirkpatrick, Treasurer, called the meeting to order at 7:09 P.M** at the home of Patti Gallagher Present were F. Kirkpatrick, P. Gallagher, S. Swartz, S. Di Saia, H. Weber, and H. Erdley. Absent: G. Buzyn and L. Friedman.

**II. Approval of Minutes- Kirkpatrick**

The minutes from the last Board meeting on May 2, 2011 have not yet been completed and will be forwarded for approval subsequent to the meeting.

**III. Treasurer report – Kirkpatrick**

- a. Dues - So far we have collected \$12,800 in 2011 dues, which represents 45% compliance. Payments were made for legal fees, insurance premiums, and other expenses announced in report, reducing the existing balance from \$12,920.66 to \$5,594.95. Nonetheless, increased compliance with dues, and reduction in insurance premiums due to increased deductible in new policy year, have improved financial outlook. Expectation is that Association, even without collection of more dues, will maintain funding thru February of 2012.
- b. Association Parcels - No doubt due to need for more funds, the City is now charging inspection fees on two additional parcels owned by the Association. F. Kirkpatrick called to get information as to location of these parcels, which was provided by Tract and Lot location. Efforts will be made to define these areas, after mandatory dues provide the funding, to confirm location and possession.

**IV. Membership & Governance – Kirkpatrick**

- a. Mandatory Dues – Educational Package was posted to web site following unanimous vote of the Executive Committee. Board discussed e-mails received from homeowners on site to present and action on same.

- i. Review of revised CC&Rs continuing and vote continued to next meeting.
- ii. Discussed posting of economic forecast for next 10 years without need for increased dues, but determined that better to post general information on same by Q&A Section to Web Site. S. Di Saia to draft proposed language.
- iii. Discussed status on Volunteer Team leaders for distribution and discussion of packet and vote; some gaps remain for coverage of all streets. Meeting to take place in July to train all volunteers on approach and materials. Vote set to take place on October 1.
- iv. Permanent files update addressed three return cards received on mailing. One determined to be alternative address for homeowner reached. Two others, to 1217 and 1239 Las Pulgas, to be addressed by H. Weber.
- b. Website – proposed format from G. Buzyn thought to be too complex for more simple computers, so H. Erdley prepared more simple version, donating his time for its completion.
- c. Welcome Wagon- P. Gallagher reported poor response from neighborhood, as folks tend to be too suspicious of effort. She will continue to monitor real estate postings to insure that listing agents are informed of CC&Rs.

#### **V. Plans Committee – Di Saia**

- a. 1085 Palisair Place (Baumblat): Baumblats have not yet provided new proposal for property.
- b. 1091 Palisair Place (Mattason): Letter of Approval to be recorded with City – efforts on-going to confirm proper procedure. Discussion of addressing with current counsel on CC&Rs (same with Baron).
- c. 1130 El Medio (Baron): They are hiding the trash cans. Some discussion of height of trees, but no complaint from neighbors to present.
- d. 1122 El Medio (Baron): Discussion of meeting with Baron and Executive Committee on plans for new property. F. Kirkpatrick to follow up on planning.
- e. 1119 Los Lomas (Bradford): S. Swartz handling – no issues.
- f. 1261 Los Lomas (Rothman): Solar panels may be unsightly, but unknown location. S. Di Saia to follow-up
- g. 16058 Anoka (MJ Properties) – Understanding that realtor listing property with reference to existing plans for 2-story construction. Contact to be made on CC&R violation.
- h. 1161 Orlon – confirming name of property owner and current state of plans and development. Discussion of letter to property owner with CC&Rs and discussion of prohibition on addition to lot number permissible in Tract. Also to encourage communication with affected neighbor. H. Erdley to prepare and circulate proposed letter.

#### **VI. Old Business - None**

#### **VII. New Business – Kirkpatrick**

New stationary header discussed – counsel for CC&Rs noted that current header appears inaccurate. Some discussions on reasons and prior use of existing header

to demonstrate point in prior trial. F. Kirkpatrick to contact counsel from prior action to determine that issue and report back on position for further discussion of same.

Treasurer Kirkpatrick adjourned the meeting at 9:12 PM

**Next Meeting:** Monday, July 18, 2011 (3rd *Monday* of the month) at the residence of P. Gallagher; H. Weber confirmed he will be unavailable on that date.