

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

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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 JULY 16, 2012 MINUTES

I. President Larry Friedman called the meeting to order at 7:10 p.m. at the home of Patti Gallagher. Present were: Larry Friedman, Steve Di Saia, Francine Kirkpatrick, Hal Erdley, Hans Weber, Diana Ungerleider, Gael Buzyn and Patti Gallagher. Absent: Stan Swartz (Proxy: Kirkpatrick). Guest present: homeowner Simon Simonian.

II. Approval of 6/18/12 Minutes. Kirkpatrick corrected delinquent dues section: there are 19 unpaid homeowners, not 17. Di Saia moved to approve as corrected; Friedman seconded; passed unanimously.

III. Treasurer's Report

A. Kirkpatrick reported current balance of \$19,851.12.

B. There are currently 19 homeowners who have not paid their 2012 dues.

C. Discussion held about plan to send certified letters to delinquent owners and what measures will be taken for those who still refuse to pay. Di Saia drafted letter, reviewed by Executive Committee. Letter will be mailed at the end of July or early August. Kirkpatrick will circulate a list of delinquent homeowners to the Board.

IV. Membership and Governance

A. **New Board Members** Executive Committee will meet to discuss further

B. **Website** No discussion

C. **Welcome Wagon** No news.

V. Plans Committee

A. **PHOA Policy** Kirkpatrick and Di Saia led PHOA policy discussion on plans fee structure and on finding an architect to advise PHOA re: plans. Executive Committee will meet to discuss further. Future CC&R revision discussed.

- B. 1236 Las Pulgas Rd. (McGuire)** Buzyn reported that no homeowner has complained about exterior paint; he will speak to owner about Board concerns.
- C. 1020 Las Lomas Ave. (Silverton)** Di Saia has reviewed plans; he is waiting for input from Swartz; they will discuss and report back to Board.
- D. 16058 Anoka Dr. (Nosrati)** Di Saia contacted owner for update; owner is in the process of revising plans.
- E. 1054 Palisair Pl. (Ghoreyshi)** Di Saia received additional submissions and will consult with Swartz and report back to Board.
- F. 1122 El Medio Ave. (Baron)** House appears to be undergoing re-roofing. Di Saia will call to confirm. Kirkpatrick suggested notifying affected neighbors by e-mail.
- G. Watch List: 1085 and 1091 Palisair Pl.**
- H. New agenda item: 1260 Las Lomas Ave .** Buzyn spoke with owner about remodel plans; suggested Board contact him.

VI. Tree Committee

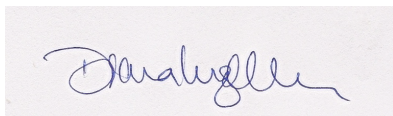
- A. PHOA Policy** Executive Committee will meet with Weber to formulate policy.
Still no news from arborist re: tree recommendations.
- B. 1261 Las Lomas Ave. (Rothman)** Buzyn distributed photos of trees affecting his and other neighbors' views. Methods to enforce compliance discussed.
- C. 1142 Las Pulgas Rd. (Kaplan)** Homeowner requested meeting be delayed.
- D. 1120 El Medio Ave. (Baron)** Homeowner Simon Simonian explained his concern about Baron's trees. Weber reported on discussion he had with Baron about trees. Kirkpatrick reviewed history of tree height restrictions as part of 2010 plans approval conditions including Baron's signed agreement to conditions.
- E. 949 Las Lomas Ave (Thomas)** Weber will speak with owner and visit property.
- F. 1075 Palisair Pl. (Goldman)** Owner trimmed acacia bushes. Other pruning to be done in fall.
- G. 1070 Palisair Pl. (Johnson)** Owner agreed to cut palm trees.

VII. Old Business none

VIII. New Business none

President Friedman adjourned the meeting at 9:30 p.m.
Next meeting: Monday, August 20, 2012 (third Monday of the month)

Respectfully submitted,



Diana Ungerleider, PHOA Secretary

