

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

Aug 15, 2011

MINUTES

- I. **Larry Friedman, President, called the meeting to order at 6:40P.M** at the home of Patti Gallagher. Present were L. Friedman F. Kirkpatrick, P. Gallagher and, S, Swartz. Also present was guest Joel Glaser, PHOA attorney. Absent: H. Erdley. Gael Buzyn, Steve Di Saia, Hans Weber. Kirkpatrick held proxy for Buzyn & Erdley, Freidman held de Saia's proxy.
- II. **Announcements:** none
- III. **Executive session:** the Board went into executive session to discuss a story pole viewing on the Baumblatt property for the purpose of evaluating a request for a 6" height variance on plans submitted. Results were:
 - a. Telephone vote was received from Buzyn, de Saia and Erdley. Weber was unreachable vacationing in Europe.
 - b. Vote was unanimous (7-0) to grant a 6-inch variance for the Baumblatts allowing them to build to a height of 16 feet.
 - c. Joel Glaser is to prepare a stipulation that will include the following:
 - i. Waiver of legal costs.
 - ii. Approve addition at height of 16 feet from finished ground at front of the addition.
 - iii. Tentative approval subject to submission of final plans in compliance with Article 4, Sections 2 of the CC&Rs – requires completion of a rendering showing all 4 sides of propose addition and elevations. Rendering to include color and material used for all four sides and the roof.
 - iv. Baumblatts to stipulate to conditional dismissal of the appeal.
 - v. Baumblatts to agree to provide final plans and renderings within two weeks.
 - vi. PHOA will have one week to review plans and communicate their decision.
- IV. **Approval of minutes:**
 - a. Minutes of the 7/18/11 Board meeting were reviewed. Patti moved and Stan seconded that they be approved as written – passed unanimously.
- V. **Treasurer report – Kirkpatrick** - Francine reported that we now have \$4,337.23. Year to date we have collected \$13,400 in 2011 dues. This represents 67 homeowners, or 48% - our best year in dues collections in the

past 10 years. Given this sterling response, if mandatory dues vote fails we will have enough money to pay bills through February, 2012.

VI. Membership & Governance – Friedman

- a. Mandatory dues
 - i. Francine and Larry to work on the mailing – provide a cover letter or two to go with the Educational Packet or the ballot to be mailed.
 - ii. Also Francine and Larry to work to get proctor for the election vote count and mailing. Need to finalize that quickly.
- b. Website
 - i. We will keep both websites open for the remainder of the year.
- c. Welcome Wagon
 - i. 1220 Las Lomas and 1041 Anoka Place -- no longer being worked
 - ii. 16058 Anoka Dr., got package and tree problem solved – lights in the driveway are the only issue and Francine to write a letter.

VII. Plans Committee – di Saia

- a. Preliminary Plans Approval application: Stan reported on new application being considered. Steve has architect friend who volunteered to review and give input. Although not fully revised Stan will use this current form on the Las Pulgas Road remodel.
- b. 1132 Las Pulgas Rd - plans look consistent with the CC&Rs – need to get more complete plans.
- c. 1091 Palisair Pl - Mattason – Francine to do letter of acceptance.
- d. 1119 Las Lomas - Bradford – Waiting for final plans approval after completing of the project. Building is nearing completion.
- e. 1261 Las Lomas - Rothman – Should remove from plans agenda – nothing is required.
- f. 1122 El Medio - Baron – Francine to do letter of acceptance.
- g. 1161 Orlon – Larry, Francine and Steve met with the owner and her father. It was a very pleasant meeting where they agreed to abide by the CC&Rs and were told the Board's concern related to their ability to build at all given the limit on the number of developed lots in that specific tract had already been met. They agreed that they should seek legal counsel on the matter.

VIII. Tree committee – no report

IX. Old Business – none

X. New Business – none

President Friedman adjourned the meeting at 8:25PM
Next meeting: Monday, Sept 19, 2011 (3rd *Monday* of the month)

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'F. Kirkpatrick', with a stylized, cursive script.

Francine Kirkpatrick
PHOA Secretary/Treasurer