

Palisair Home Owners Association

A NON-PROFIT CORPORATION

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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 WORKSHOP

AUGUST 3, 2015

MINUTES

I. President Francine Kirkpatrick called the Aug. 3 meeting to order at 7:20 p.m. at her residence. Present: Francine Kirkpatrick, David Schultz, Roger Broderick, Miriam Schulman, Vi Walquist, Suzanne Weisberg and Diana Ungerleider. Absent: Karen Olan.

II. The purpose of the meeting was to discuss current issues:

a. Roofs Discussion held on roofs.

i. New City regulation that flat roofs be coated with an energy-efficient light-reflecting material is in conflict with PHOA policy that prohibits roof materials that create glare. Out of numerous cool roof sample materials for flat roofs, the Board chose two of the least offensive materials to recommend to homeowners. Kirkpatrick will consult with CC&R attorney about changing CC&Rs on roofing.

ii. Broderick will research possibility of requesting a variance from City roofing regulations for our hillside neighborhood.

iii. Blumenberg will present board-accepted non-white roof color choices to Robert May's architect and later to the Gonen architect during final approval evaluation

b. Retaining Walls Kirkpatrick proposed clarification of the definition of retaining walls: Retaining walls are required by the City to stabilize an existing slope. Any wall rising above the existing grade and containing fill for the purposes such as extending the pad shall be considered as structures and shall follow CC&R limitations for structures. Discussion ensued. To be explored further.

c. Off-pad Building Current CC&R's are not clear on the subject. Board reviewed a diagram to illustrate the rules and discussed how to revise language so that it is clearer.

d. Survey Discussion held on the need for Board to get feedback from membership on issues such as view protection, rooftop decks, privacy, etc. by conducting a survey, possibly by e-mail or a mailing. To be explored further.

The meeting was adjourned at 9:00.

**PHOA BOARD WORKSHOP
AUGUST 4, 2015
MINUTES**

I. President Francine Kirkpatrick called the Aug. 4 meeting to order at 7:20 p.m. at her residence. Present: Francine Kirkpatrick, David Schultz, Roger Broderick, Miriam Schulman, Vi Walquist, Suzanne Weisberg, Diana Ungerleider and Karen Olan.

II. The purpose of the meeting was to further discuss current issues:

a. Ethics Guidelines Kirkpatrick distributed a sample ethics guidelines for HOA Board members; Board discussed. Schulman will work on draft to adapt it to PHOA concerns.

b. CC&R Revision Discussion held on process for rewriting CC&Rs, which will include:

- Revision process will be in two phases.
- After CC&R attorney Jennifer Martin completes Phase 1 draft of revision, we will compile educational packets to mail to homeowners.
- Board members will divide up the 140 addresses in the Tracts between themselves, and then go door to door to talk with neighbors about CC&R revision and invite them to neighborhood educational meetings.
- Board will find homeowner volunteers to go door-to-door, host meetings and volunteers for each meeting to describe how the current CC&Rs impacted them negatively.
- After ballots are mailed, there will be a 30-day voting period
- Phase II to completely modernize the CC&Rs will take place later.

c. Survey Further discussion held on need for a feedback survey and the pros and cons of using an email system or U.S. Mail. A list of issues and questions needs to be created. Survey results will be considered when doing Phase II revision.

d. Policies Kirkpatrick led discussion on policy issues including protected views, building within the "envelope", and off-pat rules for building up or down a slope. Written statements on a protected view policy and commentary by Weisberg and Broderick respectively were distributed for discussion. To be explored further.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,



Diana Ungerleider, PHOA Secretary