

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

SPECIAL BOARD MEETING
JULY 9, 2016
MINUTES

I. President Francine Kirkpatrick called the meeting to order at 2:15 pm at Miriam Schulman's residence. Board members present: Francine Kirkpatrick, David Schultz, Brian Bradford, Roger Broderick, Miriam Schulman; Diana Ungerleider, who had done earlier site visits to both properties in question, was present via speaker phone. Also present: homeowners Miran Kojian, Ako Kojian, and their daughter, Lily, and John Gilliland.

II. Given Kirkpatrick resigned from the Board on June 15th, she proposed she withdraw her resignation but remain on "sick leave", thus allowing her attendance at meetings where a quorum is needed to conduct business. *Schultz moved and Bradford seconded that Kirkpatrick return to Board membership; passed unanimously.*

III. The purpose of the site visit and meeting was to evaluate homeowner Miriam Schulman's interest in building a combination glass/wood fence on the westerly edge of her property (16006 Anoka Dr) next to but not on the property line shared by Miran Kojian (16016 Anoka Dr) for the purpose of recapturing an ocean view and during part of the year, a sunset view. Kojian objects as he feels the glass fence portion will cause an invasion of privacy into his patio and home. The Board visited both 16006 and 16016 Anoka properties.

IV. In the meeting that followed the CC&Rs were reviewed where explicit protection of ocean and sunset views are given (Article III, section 9, and Article V, section 8); nowhere do the CC&Rs address privacy. As a compromise, Schulman volunteered to reduce the length and scope of the glass partition from 40 linear feet to 16 linear feet, and to cover a low triangular downhill portion of the glass with wood, thus restoring some privacy to part of the Kojian home.

V. Bradford moved that the glass partition section of Schulman's fence be limited to no more than 16 linear feet where the property is flat, starting just before the downhill slope and extending toward the street, and that a triangle section where the slope begins downhill be clad in wood or other opaque material, such that it cannot be seen through. See attached drawing depicting the vote. The motion was seconded by Schultz; unanimous in favor; vote passed.

The meeting was adjourned at 4:15pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Diana Ungerleider". The script is cursive and fluid, with the first name "Diana" and last name "Ungerleider" clearly legible.

Diana Ungerleider
PHOA Secretary

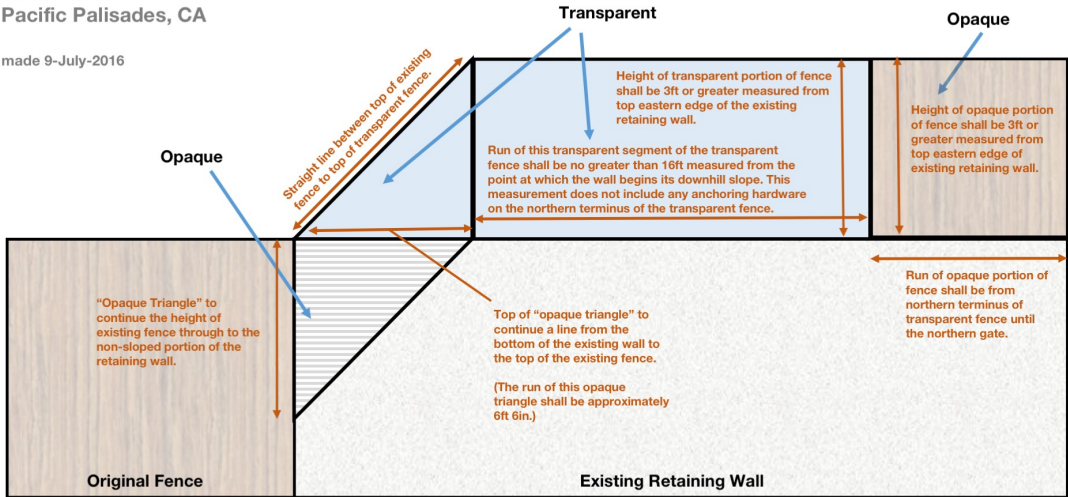
NB: Original vote was 4 in favor, 1 opposed. On 7/11/16 Diana Ungerleider requested the Board accept her wish to change her vote from "against" to "in favor". In the 7/18/16 Board meeting the Board accepted her request and the minutes were revised at that time to reflect "unanimous in favor".

DIAGRAM OF COMPROMISE RESOLUTION

for

Western Fence of
16006 Anoka Drive
Pacific Palisades, CA

made 9-July-2016



Not to scale.