

Excerpts from Minutes

5/5/17/17

V. Plans Committee-- Bantle

c. Under construction: i. 16058 Anoka Dr â€™ Gonen Owners Ron and Inbal Gonen spoke about their project and displayed renderings. Construction is well underway on planters and a 6-foot fence. Architect Richard Blumenberg verified that these items are not shown on the plans that were submitted earlier and therefore that they are being built without approval from PHOA. The gonens have now submitted a Lighting Plan, a Planting Plan, and a Hardscape Plan. Board reviewed and discussed each plan separately.

A. Lighting Plan: Following review and deliberation, H. Weisberg moved to approve plans which include downward-pointing sconces on pilasters that produce a muted or dimmed effect like the ones that were viewed by the Board and shown on the plans; also approved are muted landscape lighting along the driveway that would point down; Bradford seconded; passed unanimously.

B. Planting Plan: Board reviewed planting plan. Following deliberation, Bradford moved to approve planting plan, provided that the sweet gum tree shown on plans be eliminated; that the Marina strawberry trees will be allowed to grow to a maximum height of 15 feet; that 4 olive trees will be allowed to grow to a maximum height of 12 feet; that 2 additional trees on east side of property are not to exceed 15 feet; all trees must be maintained at or below agreed upon height; Emerick seconded; five in favor, one abstention; motion passed. These limits may be reviewed in the future by the landscape committee and adjusted downward if the allowed heights are later seen to block any protected views.

C. Hardscape Plan:

1. Driveway Pilasters and Gate Location of the gate was verbally agreed to about one year ago, and documented in an email by then-Vice President David Schultz, but never voted on or approved by Board. Since there were no objections for a year, H. Weisberg moved to confirm approval of location and height of pilasters and driveway gate; Bradford seconded; five in favor; one abstention; passed.

2. Remainder of Hardscape Plan After a visit to the site by all present at the meeting, Bradford moved that, given that the the gate is approved, the fence and the planter do not add additional unreasonable view obstruction or diminishment and therefore the entire hardscape plan is approved. Emerick seconded; 3 in favor; 1 opposed; 2 absences; passed. ii

6/19/17

V. Plans Committee

c. Under Construction:

i. 16058 Anoka Drive - Gonen Owner signed letter of final approval for Lighting, Planting and Hardscape plans. Other issues to be discussed in Executive Session.

6/19/17 EXECUTIVE Session

III. Internal Dispute Resolution Howard led discussion on Francine Kirkpatrick's request for IDR. An IDR meeting was held at her house on June 13, 2017, with Howard, Suzanne, Chuck and Miriam in attendance. Kirkpatrick has objected to the Board's recent approval of Ron Gonen's pool fence, on the grounds that it blocks her view. All Board members expressed their opinions and agreed that the approval should not be reversed.

Howard moved that, whereas Kirkpatrick has requested an IDR, and the Executive Committee agreed to authorize every Board member to participate in a private discussion with her, and whereas the three-hour meeting was held, and it does

not appear to the representatives that further discussion would lead to a different agreement, therefore it is agreed that a good faith effort was made at the IDR meeting and that the Board will take no further action on the previous approval of the plans for 16058 Anoka Drive; Brian seconded; passed unanimously.

7-17/17

VI. Plans Committee

c. Under Construction:

- i. 16058 Anoka Drive - Gonen Kirkpatrick requested that Board ask owner to change the direction of the gate so that it opens to the inside instead of to the outside, in order that it not block her view. H. Weisberg spoke with owner and he agreed to keep the gate closed as promised and to also keep noise to a minimum. Remove from agenda.