

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

JANUARY 20, 2014

MINUTES

I. President Larry Friedman called the meeting to order at 7:08 p.m. at the home of Patti Gallagher. Present were: Larry Friedman, Syd Vinnedge, Steve Di Saia, Vi Walquist, Hal Erdley, Patti Gallagher, Francine Kirkpatrick and Diana Ungerleider. Absent: Hans Weber. Also present: homeowners Chuck Emmerick, Dennis Mendel and Margye Baumgardner.

II. Approval of December 16 Minutes Minutes from the previous meeting were reviewed. *Di Saia moved that they be approved as written; Kirkpatrick seconded; passed unanimously.*

III. Treasurer's Report

- a. Vinnedge reported checking balance as \$6,038.84 and savings balance as \$55,337.08.
- b. **Delinquent Dues Status** There are currently 49 unpaid homeowners. Discussion held on collection methods. **ACTION:** Vinnedge will draft reminder letter.
- c. **Computer Bookkeeping** Karen Olan is using QuickBooks for bookkeeping.

IV. Membership and Governance

- a. **Cloud Record Keeping** Ungerleider reported that system is in development.
- b. **Annual Meeting on Feb. 3**
 - i. Kirkpatrick reported that enough ballots have been received to constitute a quorum.
 - ii. Emerick reported that he arranged for a representative from the Fire Department to speak at meeting on issue of brush clearance and fire danger.
- c. **Welcome Wagon** Gallagher reported that 1109 Las Pulgas Rd. is in escrow.

V. Plans Committee

- a. **Policy** Friedman and Di Saia reported on their recent consultation with attorney on discretion of Board under language of CC&Rs. Further discussion to be held with counsel on requests for height variance and view protection arising from second story additions.
- b. **1260 Las Lomas Ave. (Slutzker)** Inquiry from owner received, responding to correspondence about plans. Return call made; no response yet. Di Saia will follow up.
- c. **1115 Las Pulgas Rd. (Strempek & McMillan)** Di Saia sent letter with preliminary approval.
- d. **16058 Anoka Dr. (Nosrati)** Full-size plans and grading plans were received and appear to be in compliance; Vinnedge has plans and reviewed. E-mail communications with designer Will Vallecios resulted in recent grading check to confirm proper elevations. Meeting with affected neighbors to be scheduled.
- e. **16021 Anoka Dr. (Nathanson)** Preliminary approval was given in September. Final

- plans have not been received; Di Saia sent e-mail to architect requesting status.
- f. 16163 Anoka Dr. (Del Colliano)** Reviews of property have been conducted by Board and recently by consultant. Plans Committee is waiting for report from same. Communications are on-going with owner and affected neighbors.
 - g. 1054 Palisair Pl. (Ghoreyshi)** Di Saia has spoken with owner and will follow up to confirm compliance.
 - h. 1050 Palisair Pl. (Cohen)** Friedman spoke with architect about height of new roof and remodel. New CC&R-compliant plans were provided and reviewed. Preliminary approval to be issued on that basis.
 - i. 1379 Las Canoas (Afifi)** Final plans with revisions were received and reviewed by the Board. *Di Saia moved that Board give preliminary approval with the caveat that any view created by second story addition is not protected; Kirkpatrick seconded; passed unanimously.*
 - j. 1227 Las Pulgas Rd. (Hill)** Plans were received, including a request for height variance. Plans Committee will review.
 - k. Watch List (1085 Palisair Pl.)** No developments.

VI. Tree Committee

- a. Policy** Kirkpatrick led discussion on need for legal advice regarding policies. She will follow up with attorney recommended by Friedman. Tree Committee will meet to create a policy that will provide guidance on how to proceed.
- b. 949 Las Lomas Ave. (Thomas)** No developments
- c. 1034 Las Lomas Ave. (Vernez)** No developments.
- d. 1261 Las Lomas Ave. (Rothman)** No developments.
- e. 16116 Anoka Dr. (Ransford)** No developments.
- f. 16151 Anoka Dr. (Sawaii)** No developments.
- g. 1000 Las Lomas Ave. (Streiber)** No developments.

VII. Old Business None

VIII. New Business None

President Friedman adjourned the meeting at 8:50 p.m.

Next meeting: February 17, 2014 (third Monday of the month)

Respectfully submitted,



Diana Ungerleider, PHOA Secretary