

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 21, 2013 MINUTES

I. President Larry Friedman called the meeting to order at 7:10 p.m. at the home of Patti Gallagher. Present were: Larry Friedman, Francine Kirkpatrick, Steve Di Saia, Syd Vinnedge, Patti Gallagher, Hal Erdley, and Diana Ungerleider. Absent: Hans Weber & Stan Swartz.

II. Approval of 12/17/12 Minutes

- a. **Review & Approval.** *Erdley moved that they be approved as written; Kirkpatrick seconded; passed unanimously.*
- b. **Compliance with Davis-Stirling.** A draft of Minutes from Board Meetings must be made available to all members of PHOA within 30 days of meeting. Kirkpatrick recommended that draft be e-mailed to Board members for review within one week of meeting; after edits for accuracy addressed, draft will be posted on PHOA website and will be replaced by final copy, when approved at the next Board meeting.

III. Treasurer's Report

- a. **Report.** Kirkpatrick reported current balance, including reserve, is \$24,622.81.
- b. **Delinquent Dues.** Nine homeowners remain unpaid for 2012, with over 130 compliant. This represents vast improvement over prior years. **ACTION:** Friedman will research legal methods of collecting unpaid dues. *Kirkpatrick moved that up to \$750 in attorney's fees be authorized for legal consult; Erdley seconded; passed unanimously.*
- c. **Transfer of Treasury Duties.** Vinnedge reported that 2013 dues payments, totaling \$9,600, have been received so far, as well as one additional payment for 2012.
- d. **2012 Financial Report.** Kirkpatrick reviewed 2012 financial report.

IV. Membership and Governance

a. Annual Meeting

- i. Agenda for annual meeting reviewed.
- ii. A quorum of 47 homeowners (one-third of PHOA members) submitting ballots or proxies is required for the election of new Board members.

- b. **Computer Record Keeping.** Postponed to allow further research.
- c. **CC&R Revisions.** Postponed.
- d. **Website.** No developments.
- e. **Welcome Wagon.** Gallagher reported no developments.

V. Plans Committee

- a. **Policy.** Di Saia will compile proposal.
- b. **1260 Las Lomas Ave. (Slutzker).** Friedman sent letter to owner, requesting plans and payment of plan review fee without response to present. **ACTION:** Friedman will follow up with certified letter.
- c. **16058 Anoka Dr. (Nosrati).** Executive Committee met with owner to review current plan and make recommendations; following meeting, Board received revised PDFs of exterior elevations. **ACTION:** Di Saia will look at previous submissions and compare to new set. Friedman will write letter to owner to recommend further changes and request full-size plans, plus excavation plans.
- d. **Watch list (1085 & 1054 Palisair Place).** No developments.

VI. Tree Committee

- a. **Policy** No developments.
- b. **1261 Las Lomas Ave. (Rothman).** No developments.
- c. **1138 Las Pulgas Rd. (Haldeman).** No developments.
- d. **949 Las Lomas Ave. (Thomas).** **ACTION:** Kirkpatrick will prepare outline of correspondence for further work and transmission.
- e. **1075 Palisair Pl. (Goldman).** No developments.
- f. **1034 Las Lomas Ave. (Vernez).** Di Saia reported on communications between owner and Stan Swartz.
- g. **16116 Anoka Dr. (Ransford).** Kirkpatrick spoke with owner about trees and possibility of obtaining records from Dept. of Building and Safety to determine orders given about hillside stabilization.
- h. **Annual Meeting** Tree Committee will meet before Annual Meeting to review tree issues. **ACTION:** Kirkpatrick will coordinate meeting.

VII. Old Business

None.

VIII. New Business

None.

President Friedman adjourned the meeting at 8:40 p.m.

Next meeting: Monday, February 18, 2013 (third Monday of the month)

Respectfully submitted,



Diana Ungerleider
PHOA Secretary