

# Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

www.palisair.org

palisair@gmail.com

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