

## 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 DECEMBER 16, 2013 MINUTES

**I. President Larry Friedman called the meeting to order at 7:20 p.m. at the home of Diana Ungerleider.** Present were: Larry Friedman, Steve Di Saia, Syd Vinnedge, Hans Weber, Francine Kirkpatrick, Vi Walquist, Patti Gallagher and Diana Ungerleider. Absent: Hal Erdley. Also present: homeowners Chuck Emerick and Karen Olan.

**II. Approval of November 18 Minutes** Minutes from the previous meeting were reviewed. *Di Saia moved that they be approved as written; Vinnedge seconded; passed unanimously.*

#### **III. Treasurer's Report**

Vinnedge reported checking balance as \$8,800.00 and savings balance as \$48,008.11.

#### **IV. Membership and Governance**

**a. Cloud Record Keeping** Emmerick reported that new website for electronic data storage is operational and ready to use. To be implemented beginning on Jan. 1, 2014.

**b. Computer Bookkeeping** Olan reported that new bookkeeping system is in place and will be implemented on Jan. 1, 2014.

**c. Annual Meeting** Meeting to be held on Feb. 3, 2014. Discussion held on agenda for meeting and possible guest speakers. Ballots will be counted by Election Inspector at Friedman's house on Jan. 29, 2014.

**d. Welcome Wagon** No developments.

#### **V. Plans Committee**

##### **a. Policy**

i. Discussion held on issue of view protection for second story additions with no existing protected view. To be explored further.

ii. Discussion held on approval process. Plans Committee can grant preliminary approval if there are no unusual circumstances or request for a variance; final approval requires Board vote.

**b. 1260 Las Lomas Ave. (Slutzker)** Plans Committee has not received response from owner to past correspondence. Di Saia will follow up.

**c. 1115 Las Pulgas Rd. (Strempek & McMillan)** Di Saia reviewed plans which

appear to be in compliance. He recommended preliminary approval.

**d. 16058 Anoka Dr. (Nosrati)** Full size plans and grading plans were received and appear in compliance. Friedman recommended consulting with an architect and surveyor to review plans and then scheduling a meeting with affected neighbors. Board will request that owner provide verification from an independent source to confirm compliance. *De Saia moved that funds be allotted for four hours of architectural consultation services; Kirkpatrick seconded; passed unanimously.* Friedman will follow up.

**e. 16021 Anoka Dr. (Nathanson)** Preliminary approval was given in September. Final plans have not been received; Di Saia will request them.

**f. 16163 Anoka Dr. (Del Colliano)** Story poles were erected and Plans Committee met with affected neighbors on possible view blockage due to second story addition. Consultation with realtor proposed to provide assessment, but none yet identified willing to participate. Efforts are ongoing. Di Saia will contact owner for update.

**g. 1054 Palisair Pl. (Ghoreyshi)** Di Saia will follow up to confirm compliance.

**h. 1050 Palisair Pl. (Cohen)** Friedman spoke with architect about height of new roof and remodel. Certified letter was sent but not accepted. Architect proposed that new CC&R-compliant plans are forthcoming. Plans Committee will follow up.

**i. 1379 Las Canoas (Afifi)** Friedman met with owner and affected neighbors and reviewed plans. Final plans with revisions discussed not yet received.

**j. Watch List (1085 Palisair Pl.)** No developments.

#### **VI. Tree Committee**

**a. Policy** Discussion held on need to consult with counsel on policy. Friedman will commence.

**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)** Tree Committee is waiting for neighbor to communicate with owner and then contact PHOA.

**g. 1000 Las Lomas Ave. (Streiber)** Kirkpatrick recommended waiting until trees need trimming to take any action.

#### **VII. Old Business** None

#### **VIII. New Business** None

President Friedman adjourned the meeting at 9:20 p.m.

Next meeting: **January 20, 2014** (3<sup>rd</sup> Monday of the month).

Respectfully submitted,



Diana Ungerleider, PHOA Secretary