

# 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 FEBRUARY 18, 2013 MINUTES

**I. President Larry Friedman called the meeting to order at 7:05 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 and Vi Walquist.

**II. Approval of 1/21/13 Minutes** Minutes from the previous meeting were reviewed. *Kirkpatrick moved that they be approved as written; Erdley seconded; passed unanimously.*

### III. Treasurer's Report

**a.** Vinnedge reported checking account balance at \$20,397.39; reserve fund at \$19,764.25

#### **b. Delinquent Dues**

**i.** There are currently 9 unpaid homeowners for 2012 and 62 unpaid for 2013.

**ii.** Discussion held on best procedure to collect unpaid dues.

**ACTION:** Friedman and Di Saia will consult with attorney.

### IV. Membership and Governance

**a. Annual Meeting** Discussion held about success of Feb. 6 meeting.

**b. Computer Record Keeping** Erdley suggested policy that homeowners submitting plans for review should submit both PDFs as well as paper versions, and got support from Board. He also addressed use of electronic media ("cloud computing") for storing PHOA documents.

**ACTION:** Kirkpatrick is in process of developing a format for storage and a list of what should be stored.

**c. CC&R Revision** Postponed

#### **d. Website**

**i.** Discussion held about new social media website NextDoor.com, as means of communication for PHOA homeowners. Kirkpatrick will research further with regard to privacy issues.

**ii. POLICY:** Kirkpatrick recommended policy that website list only prior year's Board Meeting minutes, which was supported by the Board.

**ACTION:** Ungerleider will follow up.

**e. Welcome Wagon**

- i.** Gallagher reported no new developments.
- ii.** Discussion held about organizing an event to welcome new Board members and to thank resigning members. Gallagher and Ungerleider will organize party for Monday, March 18 at 7:00 p.m., immediately following 6:00 p.m. Board meeting.

**V. Plans Committee**

- a. Policy** Di Saia is in process of developing a plans fee schedule and compiling a file of law suits involving CC&R enforcement.
- b. 1260 Las Lomas Ave. (Slutzker)** Friedman reported on recent communication; he will follow up.
- c. 16058 Anoka Dr. (Nosrati)** Friedman sent 2 e-mails to owner but got no response.  
**ACTION:** Friedman will call project manager.
- d. Watch List: 1085 & 1054 Palisair Pl.** No developments.

**VI. Tree Committee**

- a. Policy** Discussion held about confidentiality of persons who voice concern as to vegetation/view blockage issues, if requested. First step should always be to encourage neighbors to talk to each other before involving PHOA. Erdley recommended reviewing CC&Rs on policy and clarifying wording with next revision.
- b. 1261 Las Lomas Ave. (Rothman)** Kirkpatrick reported on recent Tree Committee meeting. **ACTION:** Meeting will be organized for all affected owners whose views are blocked by Rothman's trees.
- c. 1138 Las Pulgas Rd. (Haldeman)** Copy of letter of complaint to Haldeman never received; remove from agenda for now.
- d. 949 Las Lomas Ave. (Thomas)** **ACTION:** Friedman will write letter to owner. Copy of letter to be e-mailed to affected neighbors.
- e. 1075 Palisair Pl. (Goldman)** Owner trimmed tree to satisfactory height; remove from agenda.
- f. 1034 Las Lomas Ave. (Vernez)** No developments.
- g. 16116 Anoka Dr. (Ransford)** **ACTION:** Tree Committee will meet with owners to discuss issue.
- h. 16058 Anoka Dr. (Nosrati)** Kirkpatrick learned that property owner below is fighting to maintain view-obstructing eucalyptus tree.
- i. 16007 Anoka Dr. (Martin)** As a result of intervention by Tree Chairman Weber, a large eucalyptus that has blocked neighbor's view for 20 years was recently removed.  
Affected homeowners very pleased.

**VII. Old Business** None

**VIII. New Business** None

President Friedman adjourned the meeting at 8:25 p.m.

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

Respectfully submitted

A handwritten signature in black ink that reads "Diana Ungerleider". The script is cursive and fluid, with the first letter 'D' being particularly large and stylized.

Diana Ungerleider, PHOA Secretary