

Palisair Home Owners Association

A NON-PROFIT CORPORATION

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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

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PHOA BOARD MEETING APRIL 15, 2013 MINUTES

I. Steve Di Saia called the meeting to order at 7:10 pm at the home of Patti Gallagher. Present were: Patti Gallagher, Francine Kirkpatrick, Syd Vinnedge, Hal Erdley, Vi Walquist, Diana Ungerleider and Steve Di Saia. Absent: Larry Friedman and Hans Weber (proxy: Di Saia for Friedman).

II. Approval of 3/18/13 Minutes Minutes from the previous meeting were reviewed. *Kirkpatrick moved that they be approved as written; Gallagher seconded; passed unanimously.*

III. Treasurer's Report

a. Vinnedge reported bank balance as \$12,053.71 for checking and \$29,415.45 for savings.

b. **Amendment of prior month's Board decision** to reimburse Gallagher her cost for potluck main course. Discussion held on use of PHOA funds for this purpose. Board unanimously agreed to reverse the vote taken during 3/18 Board Meeting (paragraph IIIb in 3/18 minutes), and share the cost of the food. Board members present will personally reimburse that PHOA Treasury outlay.

Kirkpatrick moved that in future, all expenses for parties will be shared by attendees; Vinnedge seconded; passed unanimously. Kirkpatrick moved that PHOA will approve expense of up to \$60 for Board thank you gifts; Walquist seconded; passed unanimously.

d. **PHOA Insurance** Vinnedge reported that PHOA's insurance underwriter has changed to Chubb. **ACTION:** He will file paperwork for new policy.

c. **Legal Consult Report** Di Saia reported on recent consultation with attorney regarding collection of unpaid dues. Several options are available, including use of a collection agency and liens on properties. **ACTION:** Di Saia will circulate attorney's suggestions in writing to Board. **ACTION:** Vinnedge will draft late notice letter to unpaid owners, to be reviewed by Executive Committee.

IV. Membership and Governance

a. **Next Door** Postponed

b. **Computer recordkeeping** Kirkpatrick is working with Chuck Emmerick on developing an electronic storage system for PHOA records.

- c. **CC&R Revision** Kirkpatrick confirmed that Davis-Stirling Act will undergo revision in 2014. She suggested postponing CC&R revision until after completion of DS Act revision. **ACTION:** Kirkpatrick will notify homeowners on the CC&R Revision Committee of postponement
- d. **Website** No developments.
- e. **Welcome Wagon** No developments.

V. Plans Committee

- a. **PHOA Policy** Postponed
- b. **1243 Las Lomas Ave.** Di Saia has reviewed plans for installation of solar panels; Executive Committee approved.
- c. **1260 Las Lomas Ave. (Slutzker)** No developments; move to watch list.
- d. **1132 Las Pulgas Rd. (Algert)** Di Saia will write letter to owner re: plans approval.
- e. **16058 Anoka Dr. (Nosrati)** Di Saia reported on recent communication with owner and project manager; structural plans and grading plans were requested.
- f. **Watch List (1085 & 1054 Palisair Pl.)** No developments.
- g. **16130 Anoka Dr.** Di Saia provided information requested by owner on PHOA approval process.

VI. Tree Committee

- a. **PHOA Policy** Postponed
- b. **1261 Las Lomas Ave. (Rothman)** No developments.
- c. **949 Las Lomas Ave. (Thomas)** Certified letter was sent to owner but he refused receipt. **ACTION:** Gallagher will follow up.
- d. **1034 Las Lomas Ave. (Vernez)** Kirkpatrick reported that tree has been thinned out but was not lowered. Weber to follow up.
- e. **16116 Anoka Dr. (Ransford)** Tree Committee members Walquist and Ruskin met with Kirkpatrick to look at problem. **ACTION:** Walquist and Weber will request meeting with owner.
- f. **Pending: 16058 Anoka Dr. (Nosrati)** Kirkpatrick reported that trees have been cut down; remove from agenda.
- g. **Pending: 1138 Las Pulgas Ave. (Haldeman)** Kirkpatrick left phone message in response to Haldeman's e-mail request for information but has not received a response.

VII. Old Business

Kirkpatrick will contact Chuck Emmerik about clearing brush from PHOA property.

VIII. New Business None

Di Saia adjourned the meeting at 8:30 p.m.

Next meeting: May 20, 2013 (third Monday of the month).

Respectfully submitted,

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

Diana Ungerleider, PHOA Secretary