

# 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 cursive and fluid, with the first letter 'D' being particularly large and stylized.

Diana Ungerleider, PHOA Secretary