

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 MAY 20, 2013 MINUTES

I. President Friedman called the meeting to order at 7:12 p.m. at the home of Patti Gallagher. Present were: Larry Friedman, Francine Kirkpatrick, Patti Gallagher, Hal Erdley, Vi Walquist, Hans Weber and Diana Ungerleider. Absent: Syd Vinnedge and Steve Di Saia. **Also present:** Homeowner Chuck Emmerick.

II. Approval of 4/15/13 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. Report postponed.

b. **Delinquent Dues** Erdley will draft PHOA policy regarding delinquent dues; Friedman will provide relevant legal information.

IV. Membership and Governance

a. **Next Door** Chuck Emmerick reported on Next Door.com, a social networking website. Discussion held on possibility of PHOA using it. Board agreed that it would not promote it to homeowners, other than by word of mouth.

b. **Computer Record Keeping** Ungerleider will take over setting up electronic storage system as part of secretarial duties. Outline has been completed and will be reviewed by Erdley.

c. **CC&R Revision** Friedman confirmed that CC&R revision will be postponed until after completion of Davis Stirling Act revision.

d. **Website** Discussion held on adding link to website for realtors. Emmerick will work on it.

e. **Welcome Wagon** Gallagher reported on how she interfaces with realtors when houses come on the market, to let them know about PHOA.

V. Plans Committee

a. **PHOA Policy** Postponed. Kirkpatrick will check with Di Saia about plans fee schedule.

b. **1260 Las Lomas (Slutzker)** No developments; owner has not responded to Friedman's communication.

c. **1132 Las Pulgas Rd. (Algert)** Preliminary approval has been given.

ACTION: Di Saia to follow up.

d. **16058 Anoka Dr. (Nosrati)** Plans have been received and were reviewed by Friedman and Erdley. Board reviewed plans. **ACTION:** Erdley & Di Saia will write letter to owner saying that Board reviewed plans and that they look ok, with minor issues.

e. **Watch list: 1085 & 1054 Palisair Pl.** No developments.

VI. Tree Committee

a. **PHOA Policy** Postponed

b. **949 Las Lomas Ave. (Thomas)** Owner has not responded to letter that was mailed last month through regular U.S. Mail.

c. **1034 Las Lomas Ave. (Vernez)** No developments. **ACTION:** Weber will follow up.

d. **1261 Las Lomas Ave. (Rothman)** No developments; discussion held about how best to move forward. **ACTION:** Weber will contact Gael Buzyn to get list of affected neighbors.

e. **16116 Anoka Dr. (Ransford)** **ACTION:** Weber and Walquist will arrange meeting with owner.

f. **Pending: 1138 Las Pulgas Rd. (Haldeman)** No developments; letter of complaint was never received from neighbor. Remove from agenda.

VII. Old Business None

VIII. New Business None

President Friedman adjourned the meeting at 8:30 p.m.

Next meeting: Wednesday, June 19, 2013

Respectfully submitted,

A handwritten signature in cursive script, reading "Diana Hugelader".

PHOA Secretary