

# 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 SEPTEMBER 16, 2013 MINUTES

### **I. Steve Di Saia called the meeting to order at 7:05 pm at the home of Patti Gallagher.**

Present were: Steve Di Saia, Hal Erdley, Diana Ungerleider, Francine Kirkpatrick, Vi Walquist, Patti Gallagher and Syd Vinnedge. Absent: Hans Weber & Larry Friedman.

**II. Approval of August 19 Minutes** Minutes from the previous meeting were reviewed. *Vinnedge moved that they be approved as written; Kirkpatrick seconded; passed unanimously.*

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

a. Vinnedge reported checking account balance of \$9,651.67 and savings account balance of \$30,533.05.

b. **Delinquent Dues** More payments were received; there remain 31 unpaid homeowners for 2013 dues.

c. **Delinquent Dues Policy** Latest draft of Delinquent Dues Policy was reviewed.

**ACTION:** Di Saia will revise wording of policy and consult with attorney.

d. Discussion held on need to establish a bookkeeping system that would integrate Treasurer's information with PHOA data base. Erdley volunteered to be our bookkeeper and will research software programs and bookkeeping services. Vinnedge, Erdley, Ungerleider and Kirkpatrick will meet to explore further.

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

a. **Computer Record Keeping** Meeting has been scheduled between Kirkpatrick, Ungerleider and our webmaster, Chuck Emmerick; will report next month.

b. **Website** No developments.

c. **Welcome Wagon** Gallagher reported that escrow closed on 1139 Las Pulgas Rd; she will follow up with realtor.

### **V. Plans Committee**

a. **Policy** Kirkpatrick will commence work on draft of plans fee policy.

b. **1260 Las Lomas Ave. (Slutzker)** Plans were received; Di Saia will write to owners concerning submission and review.

c. **1132 Las Pulgas Rd. (Algert)** Di Saia will follow up.

d. **16058 Anoka Dr. (Nosrati)** Di Saia will contact owner concerning grading plans.

e. **16021 Anoka Dr. (Nathanson)** Plans were received; Di Saia reviewed them with the Board and they appear to be in compliance with CC&Rs. *Kirkpatrick moved to grant preliminary approval; Vinnedge seconded; passed unanimously.*

f. **1031 Anoka Pl. (Gabayan)** Di Saia will follow up on inquiry to ensure compliance.

g. **Watch List: 1085 & 1054 Palisair Pl.** No developments.

**VI. Tree Committee**

- a. **Policy** No developments.
- 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)** No developments.
- f. **16151 Anoka Dr. (Sawaii)** Tree Committee visited one of the two properties from which complaints were received and spoke with complainant about options. Tree Committee will contact the Sawaiis.
- g. **1000 & 1020 Las Lomas (Silverton and Streiber)** Owners contacted PHOA about a property line dispute related to trees that have been pruned; PHOA does not possess powers on issues to be addressed between homeowners, unless trees pose an active view blockage or other CC&R violation. Kirkpatrick will follow up.

**VII. Old Business** None

**VIII. New Business** None

Di Saia adjourned the meeting at 8:35 p.m.

Next meeting: October 21, 2013 (third Monday of the month)

Respectfully submitted,



Diana Ungerleider, PHOA Secretary