

# 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

## PHOA BOARD MEETING March 17, 2014 MINUTES

**I. Vice-President Steve Di Saia called the meeting to order at 7:15 p.m. at the home of Patti Gallagher.** Present were: Steve Di Saia, Hal Erdley, Patti Gallagher, Francine Kirkpatrick, Karen Olan, Diana Ungerleider, Syd Vinnedge and Vi Walquist. Absent: Larry Friedman. Also present: homeowner Chuck Emerick.

### II. Approval of Minutes

Minutes from the Feb. 17 Board Meeting, the Feb. 17 Plans Review Meeting, and the Feb. 8 Special Board Meeting were reviewed. Amendments and corrections were incorporated and all minutes approved.

### III. Treasurer's Report

Olan reported that there are still unpaid homeowners from 2012 and 2013, and there are approximately 25 unpaid owners for current year. Discussion held on options for collecting dues, including using a collection agency and placing liens. To be further explored. Olan also proposed stamping "Past Due" on invoices when applicable.

### IV. Membership and Governance

- a. **Executive Committee** Gallagher has agreed to take Kirkpatrick's place on Committee. Board voted unanimously to approve.
- b. **Cloud Record Keeping** Ungerleider reported that system is in place and is in use. Emerick described features of website. Discussion held on need for secure, fire-proof storage for full-size plans.
- c. **Welcome Wagon** Gallagher reported that 1201 Las Lomas Ave. is in escrow.

### V. Plans Committee

- a. **PHOA Policy** No developments.
- b. **1260 Las Lomas Ave. (Slutzker)** Di Saia will follow up with owner about plans.
- c. **1115 Las Pulgas Rd. (Strempek & McMillan)** Stamped plans received; to be reviewed.
- d. **1227 Las Pulgas Rd. (Hill)** Di Saia met with owner and architect previously and reviewed residence and model of proposed project. Photographs reviewed by Board and issues discussed, including height variance request.
- e. **16058 Anoka Dr. (Nosrati)** Di Saia will communicate with project manager and discuss rescheduling of plans review meeting for affected neighbors. List of questions compiled at last meeting will be circulated. Deck use restrictions to be addressed. Also discussed was need for review of recent grading to verify correct elevation of new building pad.
- f. **16021 Anoka Dr. (Nathanson)** Di Saia will follow up with architect on stamped

plans.

**g. 16163 Anoka Dr. (Del Colliano)** Discussion held on owner's request for ADR (alternative dispute resolution). Recent developments addressed, including consultation with PHOA architect.

**h. 1054 Palisair Pl. (Ghoreyshi)** Board received e-mail correspondence from Martin Teitelbaum, son of neighbor, raising issues about prior approval of building. Plans will be reviewed again to confirm absence of CC&R violations. Di Saia will follow up with complainant and owner of subject property.

**i. 1050 Palisair Pl. (Cohen)** Postponed until Friedman's return.

**j. 1378 Las Canoas (Afifi)** Preliminary approval affirmed. Friedman and Di Saia to draft letter to owner.

**k. Watch list: 1085 Palisair Pl.** Residence is for sale; remove from agenda.

**l. 1217 Las Pulgas Rd. (Isaacs)** Newly proposed remodel addressed; Di Saia will follow up with owner and contractor on plans.

#### **VI. Tree Committee**

**a. PHOA Policy** Kirkpatrick will consult with attorney.

**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)** Vinnedge reported unsuccessful e-mail attempt to schedule meeting with owner. Efforts will continue. Two of the view-blocking pine trees are dying. Committee contacted Fire Department who will follow up in May re: fire hazard.

**g. 1000 Las Lomas Ave. (Streiber)** Walquist and Kirkpatrick visited neighbor with view complaint, involving 4 trees, two of which are on property line. Neighbor wishes to continue taking responsibility for maintenance of these two trees at their current height. Walquist and Kirkpatrick will follow up.

#### **VII. Old Business** None

#### **VIII. New Business** None

Di Saia adjourned the meeting at 9:05 p.m.

Next meeting: **April 21, 2014** (third Monday of the month)

Respectfully submitted,



Diana Ungerleider, PHOA Secretary