

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 APRIL 21, 2014 MINUTES

I. Francine Kirkpatrick called the meeting to order at 7:10 p.m. at the home of Diana Ungerleider. Present were: Karen Olan, Hal Erdley, Francine Kirkpatrick, Diana Ungerleider and Vi Walquist. Absent: Larry Friedman, Steve Di Saia, Patti Gallagher and Syd Vinnedge. Proxies: Kirkpatrick holds proxies for Di Saia and Vinnedge; Olan holds proxy for Gallagher. Quorum was met.

Also present: homeowners Miriam Schulman, Chuck Emerick, Klaus Koch and Miran Kojian.

II. Approval of March 17 Minutes Minutes from the previous meeting were reviewed. Minutes were approved as amended.

III. Treasurer's Report

a. Olan reported that one 2014 dues payment has been received.

Checking account balance is \$5,280.00

Savings account balance is \$58,756.42.

b. Erdley reported on research he did on collection agencies. Discussion ensued about benefits of using such agency to collect dues. In an informal vote, Board agreed unanimously to use agency; formal vote to take place next month when more Board members are in attendance.

IV. Membership and Governance

a. Executive Committee No developments.

b. Welcome Wagon Kirkpatrick reported that property at 16100 Anoka Dr. is for sale.

V. Plans Committee

a. PHOA Policy

i. Kirkpatrick reported that PHOA Architect Richard Blumenberg will assist Plans Committee with establishing a Plans Approval fee. Kirkpatrick will follow up.

ii. Erdley suggested that Plans Committee needs a "compliance monitor" to monitor major construction projects to ensure compliance. Board is in support.

ACTION: Kirkpatrick and Erdley will draft proposal.

- b. **1260 Las Lomas Ave. (Slutzker)** No issues addressed.
- c. **1115 Las Pulgas Rd. (Strempek & McMillan)** No issues addressed.
- d. **1227 Las Pulgas Rd. (Hill)** Plans are being revised.
- e. **16058 Anoka Dr. (Nosrati)** Kirkpatrick reported that recent visual inspection shows that level of building pad appears to be OK but recommended that PHOA hire a surveyor to confirm that elevation is correct before foundation is poured. Discussion held on need for meeting of affected neighbors and project manager to address ongoing concerns. Kirkpatrick to follow up.
- f. **16021 Anoka Dr. (Nathanson)** No issues addressed.
- g. **16163 Anoka Dr. (Del Colliano)** No issues addressed.
- h. **1054 Palisair Pl. (Ghoreyshi)** Compliance needs to be verified.
- i. **1050 Palisair Pl. (Cohen)** No issues addressed.
- j. **1378 Las Canoas (Afifi)** No issues addressed.
- k. **1217 Las Lomas Ave. (Isaacs)** Erdley will visit property.

VI. Tree Committee

- a. **PHOA Policy** Kirkpatrick and Walquist have scheduled a conference call with attorney to discuss legal issues related to trees.
- b. **949 Las Lomas Ave. (Thomas)** No developments.
- c. **1034 Las Lomas Ave. (Vernez)** PHOA received copy of letter that owner sent to neighbor with view complaint; discussion held about contents.
- d. **1261 Las Lomas Ave. (Rothman)** No developments.
- e. **16116 Anoka Dr. (Ransford)** Realtor for house next door (16100 Anoka Dr., currently for sale) contacted Kirkpatrick to discuss view violation, impact on sale and prospective buyer intent.
- f. **16151 Anoka Dr. (Sawaii)** Walquist gave update on progress on tree trimming. One tree has been removed; two trees are still blocking views. Tree Committee will follow up after inspection by Fire Marshall.
- g. **1000 Las Lomas Ave. (Streiber)** Kirkpatrick and Walquist had successful visits with both property owner and complainant; both agreed that complainant will keep two trees on property line trimmed. Tree Committee will draft letter of agreement.

VII. Old Business None

VIII. New Business None

The meeting was adjourned at 8:20 p.m.

Next meeting: May 19, 2014 (third Monday of the month).

Respectfully submitted,



Diana Ungerleider, PHOA Secretary

