

# **Palisair Home Owners Association**

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

www.palisair.org

palisair@gmail.com

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 19, 2014 MINUTES**

- I. Larry Friedman called the meeting to order at 7:10 p.m. at the residence of Patti Gallagher.** Present: Larry Friedman, Steve Di Saia, Patti Gallagher, Syd Vinnedge, Karen Olan, Hal Erdley, Francine Kirkpatrick, and Vi Walquist. Absent: Diana Ungerleider.  
Also present: Kim Bantle for Presentation to Board
- II. Presentation on Going Forward (Friedman)** - Friedman discussed the pace of Board issues to be addressed, the number of projects under consideration and construction, and the need to spread the work out, or change positions on the Board, to accommodate needs of homeowners. He also addressed expanded use of consultants for efficiency and issues on delivery and logging of plans, assignment of fees, the use and involvement of architect(s) and fees charged by same, and handling of initial review. Erdley addressed the plan for handling, the use of the architect, and monitoring of projects in their course to insure compliance with plans.
- III. Presentation by Kim Bantle** – Explained management of Riviera Association and the procedures followed, deadlines, and fees charged, as well as involvement of a consulting architect on approval or denial for violation of CC&Rs. Also explained procedures on communications with homeowners and site visits on residences under construction to view work done and compliance with plans. Discussion of Board on potential retention and scope of involvement.  
Action - Larry will prepare a proposal.
- IV. Approval of April 21 Minutes** - Minutes from the previous meeting were reviewed. Minutes were approved, as amended.
- V. Treasurer's Report**
  - a. **2014 Dues** - Olan reported that no additional 2014 dues payments were received.  
Checking Account balance is \$5,995.00  
Savings Account balance is \$57,907.25

- b. **Collections** - Erdley discussed the research done on collection agency and work needed to get to agency requisite information to set up account. Erdley made motion to retain ADAC on trial basis; Kirkpatrick seconded. Board confirmed that have 30-day cancellation right. Got references from four other associations. Vote held and passed unanimously.

## **VI. Membership and Governance**

- a. **Executive Committee** - No developments, other than addressed previously.
- b. **Web Site** – Kirkpatrick addressed need for Board approval to changes made.
- c. **Welcome Wagon** - 16100 Anoka Drive fell out of escrow.

## **VII. Plans Committee**

### **a. PHOA Policy**

Discussed need for Policies & Procedures in general.

- b. **1260 Las Lomas Ave. (Slutzker)** - No contact from homeowner since January 2014 correspondence and no new developments. Discussed potential correspondence, if and when fee structure created for plan review.
- c. **1115 Las Pulgas Rd. (Strempek & McMillan)** – Meeting planned with Ms. Strempek by Kirkpatrick for resolution. Will take off agenda on completion.
- d. **1227 Las Pulgas Rd. (Hill)** - Plans were revised and submitted. Di Saia met with homeowner Schulman on status. Erdley identified CC&R violation as to pad height at front of structure. Erdley and Di Saia met on that subject and Erdley had subsequent meeting with homeowner and architect to explain violation. Revised plans to be submitted.
- e. **16058 Anoka Dr. (Nosrati)** – Meeting held May 8 at residence of Kirkpatrick with affected neighbors and Board, as well as Project Manager and architect for residence. Di Saia provided report as to issues addressed and responses provided, as well as subsequent communications with Mr. Nosrati as to review and request for approval.
- f. **16021 Anoka Dr. (Nathanson)** - No developments. Will check on status.
- g. **16163 Anoka Dr. (Del Colliano)** - Di Saia, Erdley, and Gallagher attended meeting held May 8 at residence of Gallagher with homeowner, his architect, and counsel. Di Saia explained meeting and two-phase plans submitted for review and approval. Plans reviewed and explained and request for 15-year option on completion of Phase II. Di Saia moved for approval of Phase I; Gallagher seconded. Passed unanimously. Discussion of second story proposed for Phase II and need for meeting with affected homeowners on same. Vote on Phase II deferred to completion of homeowner meeting.
- h. **1054 Palisair Pl. (Ghoreyshi)** – Affected neighbors have expressed complaints. Many voiced and discussed at May 8 meeting on 16058 Anoka. Long discussion on interpretation of plans and CC&Rs, particularly on claims of view blockage resulting from residence within CC&R height limitation. Koi pond addressed and plan for same reviewed by Board.
- i. **1050 Palisair Pl. (Cohen)** – Plans provided and roof confirmed to be within CC&Rs limitations. Revisions made by homeowner to plans to meet CC&Rs. Preliminary approval was given in January.
- j. **1378 Las Canoas (Afifi)** – Letter went to homeowner approving plans.

- k. **1217 Las Pulgas Rd. (Isaacs)** – Plans had been submitted and then withdrawn following meeting held with residents at 1227 Las Pulgas Road. No plan currently before the Board for consideration. Need to follow-up.

**VIII. Tree Committee**

- a. **PHOA Policy** – Defer to Next Meeting.
- b. **949 Las Lomas Ave. (Thomas)** – Defer to Next Meeting.
- c. **1034 Las Lomas Ave. (Vernez)** – Defer to Next Meeting.
- d. **1261 Las Lomas Ave. (Rothman)** – Defer to Next Meeting.
- e. **16116 Anoka Dr. (Ransford)** – Defer to Next Meeting.
- f. **16151 Anoka Dr. (Sawaii)** – Defer to Next Meeting.
- g. **1000 Las Lomas Ave. (Streiber)** – Defer to Next Meeting.

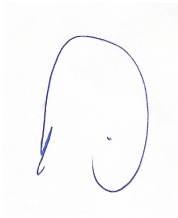
**IX. Old Business** None

**X. New Business** None

*Meeting adjourned at 9:40 p.m.*

*Next Meeting: June 16, 2014 (third Monday of the month).*

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'S. Di Saia', enclosed in a light blue rectangular box.

Steven Di Saia