

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 JUNE 16, 2014 MINUTES

I. President Larry Friedman called the meeting to order at 7:10 p.m. at his residence.

Present: Larry Friedman, Patti Gallagher, Karen Olan, Francine Kirkpatrick, Hal Erdley, Diana Ungerleider and Vi Walquist. Absent: Syd Vinnedge and Steve Di Saia. Gallagher holds proxies for Vinnedge and Di Saia.

Also present: homeowners Chuck Emerick, Miriam Schulman, Bobby Hill, Dawn Hill, Phillip Vertoch (architect for the Hills) and Michael Matkins (attorney for the Hills).

II. Prior to start of Board meeting, Mr. and Mrs. Hill and their architect discussed their efforts to gain Board approval for their building project at 1227 Las Pulgas Road and requested preliminary approval. Story poles were erected earlier that day and were viewed by most Board members. At issue is view blockage that would be created by new construction. Board will vote on approval after Vinnedge and Di Saia see conditions

III. Approval of May 19 Minutes Minutes from the previous meeting were reviewed. Minutes were approved, as amended.

IV. Treasurer's Report

a. Olan reported checking account balance is \$6,556.00 and savings balance is \$57,912.20.

Dues checks totaling \$816 were received following the last mailing.

There are currently 17 unpaid homeowners.

b. ADAC Collections Discussion held on wording of letter to be sent to homeowners explaining new system for collecting dues which will implement the ADAC service.

ACTION: Erdley will set up account with ADAC; Olan will draft letter to homeowners explaining system.

V. Membership and Governance

a. Website Board agreed that any website changes other than home page must be approved by Board. No advertising can be on website.

b. Welcome Wagon Gallagher reported that there have been no new closings. Two properties are for sale: 1033 and 1025 Las Pulgas Rd. 16100 Anoka Dr. is in escrow for the second time.

VI. Plans Committee

a. PHOA Policy

i. Kirkpatrick and Friedman presented draft of "Application Process and Fees for Alteration and Construction" and explained the fee structure contained therein. Discussion ensued. ***Olan moved that fee structure be approved as amended; Gallagher seconded; passed unanimously.***

ii. Kirkpatrick and Friedman also presented outline of potential duties for Kim Bantle, who would serve as administrator for Plans Committee. Discussion ensued on need for a reasonable cap for expenses and fees. Kirkpatrick and Friedman will meet with Bantle to develop system.

b. 1260 Las Lomas Ave. (Slutzker) No developments; move to watch list.

c. 1227 Las Pulgas Rd. (Hill) See section II above.

d. 16058 Anoka Dr. (Nosrati) Plans Committee is waiting for landscape and outside lighting plans.

e. 16021 Anoka Dr. (Nathanson) No developments.

f. 16163 Anoka Dr. (Del Colliano) Litigation is ongoing.

g. 1054 Palisair Pl. (Ghoreyshi) Meeting for concerned neighbors to be scheduled.

h. 1378 Las Canoas (Afifi) No developments.

i. 1217 Las Pulgas Rd. (Isaacs) Friedman will give plans to Erdley; consultation with architect Richard Blumenberg to be held.

VII. Tree Committee

a. PHOA Policy Kirkpatrick reviewed details of Tree Committee's recent consultation with counsel. Issues covered: legal powers of PHOA regarding enforcement of CC&Rs; process for filing notice of violation for view blockage; Palos Verdes Estates HOA policies on view blockages.

Olan moved to proceed with filing notices of violation on two PHOA properties; Friedman seconded; passed unanimously.

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) After escrow closes, buyers of house next door will write letter requesting help from PHOA to resolve view blockage.

f. 16151 Anoka Dr. (Sawaii) Some tree trimming has been done; more trimming still needed. Tree Committee to follow up.

g. 1000 Las Lomas Ave. (Streiber) Tree Committee is working with owner and neighbor on ongoing basis to reach an agreement.

h. 16016 Anoka Dr. (Kojian) Two neighbors have complained about tree that blocks their views; Tree Committee will follow up.

VIII. Old Business None

IX. New Business None

President Friedman adjourned the meeting at 9:15 p.m.

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

Respectfully submitted,



Diana Ungerleider, PHOA Secretary