

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

JULY 21, 2014

MINUTES

I. President Friedman called the meeting to order at 7:10 p.m. at the residence of Patti Gallagher. Present: Hal Erdley, Larry Friedman, Patti Gallagher, Francine Kirkpatrick, Diana Ungerleider and Vi Walquist. Absent: Steve Di Saia, Syd Vinnedge and Karen Olan. Gallagher holds proxies for Olan and Di Saia; Kirkpatrick holds proxy for Vinnedge. Also present: homeowners Bobby and Dawn Hill, Debbie Streiber and Mike McCall.

II. Approval of 6/16 and 6/23 Minutes Minutes from the previous two Board meetings were reviewed; minutes were approved as amended.

III. Treasurer's Report

- a. Kirkpatrick reported checking account balance is \$3,004.27 and savings account balance is \$57,916.96.
- b. **ADAC Collections** Erdley reported that Olan will mail one more reminder letter to delinquent homeowners, after which ADAC will be directed to pursue unpaid dues.
- c. **Office Administrator Funding** Kirkpatrick reported on recent consult with Kim Bantle on cost of her services as an outside administrator. Expense may be greater than PHOA budget justifies. **ACTION:** Cost/benefit analysis will be explored further.
- d. **2015 Dues Increase** Kirkpatrick led discussion on increasing annual dues for 2015. According to our CC&Rs, dues may not be increased by more than 10% per year. Also discussed was the need for plans submission fees to be paid for resubmission of plans. **ACTION:** Kirkpatrick will draft a proposal on fees and present it to Board at next meeting for a vote.

IV. Membership and Governance

- a. **Board Recruits and Organization** Friedman led discussion on need for new Board members and asked Board to seek new members. Especially needed are attorneys and people with experience in reviewing plans.
- b. **Insurance** Friedman reported on recent issues with extent of PHOA's insurance coverage.

- c. **Welcome Wagon** Gallagher reported that 1038 Anoka Place was just listed for sale. 1085 Palisair Place just sold; 16100 Anoka Drive is in escrow.

V. Plans Committee

- a. **PHOA Policy** Postponed
- b. **1227 Las Pulgas Rd. (Hill)** Preliminary approval has been given; final approval to be given after stamped, city-approved plans are received and confirmed.
- c. **16058 Anoka Dr. (Nosrati)** Di Saia has plans; preliminary approval has not been given. Kirkpatrick gave presentation on effect of driveway lights and requested Board support for requesting that there be no lights. Board will wait until plans are reviewed.
- d. **16021 Anoka Dr. (Nathanson)** No developments. Plans were not received.
- e. **16163 Anoka Dr. (Del Coliano)** Litigation is ongoing. Phase One has been given preliminary approval; Phase Two still pending approval. A rendering was requested but denied by homeowner. *Kirkpatrick moved that Plans Committee request a rendering from owner; Walquist seconded; passed unanimously.*
- f. **1054 Palisair Pl. (Ghoreyshi)** Plans Committee is waiting for results of certified survey to confirm height of structure. Friedman and Di Saia will draft letter to affected neighbors on same.
- g. **1050 Palisair Pl. (Cohen)** Height needs to be verified to ensure compliance.
- h. **1378 Las Canoas Rd. (Afifi)** Neighbor who lives below property contacted PHOA with concern about construction; Friedman e-mailed him with an update.
- i. **1217 Las Pulgas Rd. (Isaacs)** Plans not yet received. Bobby and Dawn Hill expressed concern that second-story addition would impact their view and light and lower their property value. Story poles will be erected for Board review. Meeting to be scheduled with affected neighbors.
- j. **Watch List: 1260 Las Lomas Ave. (Slutzker)** No developments.

VI. Tree Committee

- a. **Policy** Kirkpatrick reported on recent consult with attorney regarding Rothman and Thomas trees. Notice of Violation is not an option but CC&R's allow 30-day notice or trees will be trimmed at PHOA direction. Tree Committee needs further legal consultation with attorney with related experience. **ACTION:** Friedman and Di Saia will look for one.
- 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. (Sawai)** Walquist reported that Tree Committee successfully resolved issue; trees have been trimmed.
- g. **1000 Las Lomas Ave. (Streiber)** Kirkpatrick reported on progress made in drafting a written agreement between owner and neighbor. Board will visit both properties.
- h. **16016 Anoka Dr. (Kojian)** Owner agreed to trim trees after being contacted by Vinnedge.

VII. Old Business None

VIII. New Business None

President Friedman adjourned the meeting at 9:40 p.m.

Next meeting: **August 18, 2014** (third Monday of the month)

Respectfully submitted,

A handwritten signature in black ink that reads "Diana Ungerleider". The signature is fluid and cursive, with "Diana" on top and "Ungerleider" below it.

Diana Ungerleider, PHOA Secretary