

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 SEPTEMBER 15, 2014 MINUTES

I. President Larry Friedman called the meeting to order at 7:07 p.m. at the residence of Larry Friedman. Present: Steve Di Saia, Hal Erdley, Larry Friedman, Patti Gallagher, Francine Kirkpatrick, Diana Ungerleider, Syd Vinnedge and Vi Walquist. Absent: Karen Olan. Also present: homeowner Dawn Hill.

II. Approval of August 20 Minutes Minutes from the previous meeting were reviewed. Minutes were approved as amended.

III. Treasurer's Report

a. Kirkpatrick reported checking account balance is \$8,079.27 and savings account balance is \$52,926.73.

b. ADAC Collections ADAC is no longer under consideration as a collection agency because the company ceased doing business in California. Other companies will be researched.

IV. Membership and Governance

a. Board Recruits Nominating committee received three acceptances for three open Board positions.

b. Welcome Wagon Gallagher reported no new closings; 1038 Anoka Place is in escrow.

c. Annual Mailing Friedman, Kirkpatrick and Ungerleider will coordinate drafting of cover letter for annual mailing.

V. Plans Committee

a. Policy Kirkpatrick reported on Kim Bantle's administrative work; she is assisting with writing the new plans fee policy. Discussion held on plans fee structure. Kirkpatrick will e-mail draft of policy to Board for review.

b. 1227 Las Pulgas Rd. (Hill) No developments. Architect Blumenberg has plans; Kirkpatrick will follow up.

c. 16058 Anoka Dr. (Nosrati) Updated plans stamped by Dept. of Building and Safety have not been received to date. Plans Committee has original set of plans which were

approved by PHOA. Project manager requested proposed terms of rooftop deck restrictions.

- d. 16021 Anoka Dr. (Nathanson)** No developments; remove from agenda.
- e. 16163 Anoka Dr. (Del Colliano)** Litigation ongoing. Discussion held on design and style issues and comparisons made with Riviera HOA policies regarding same. Di Saia will draft letter to owner explaining that preliminary approval of Phase Two will be given pending receipt and evaluation of rendering.
- f. 1054 Palisair Pl. (Ghoreyshi)** Di Saia will visit site to look at piping. Walquist expressed neighbors' concerns and issues with proposed koi pond.
- g. 1050 Palisair Pl. (Cohen)** Certified letter was sent to architect but was returned undelivered. Friedman will follow up.
- h. 1378 Las Canoas Rd. (Affi)** Owner is communicating with neighbors about building concerns. Walquist suggested that in the future, all Board members should visit site of every building project involving large revisions and make sure that all affected neighbors are kept informed.
- i. 1217 Las Pulgas Rd. (Isaacs)** No developments. Owner sent e-mail confirming intention to withdraw request for height variance.
- j. 1100 Las Pulgas Pl. (Wlodek)** Final approval was given.
- k. 1085 Palisair Pl. (Orosco)** Plans were reviewed. Walquist and Erdley will coordinate neighborhood plans review meeting.

VI. Tree Committee

- a. Policy** Kirkpatrick led discussion on need for legal advice from attorney with litigation experience. 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)** New owners of house next door have complained about view blockage; Kirkpatrick and Vinnedge will follow up.
- f. 16016 Anoka Dr. (Kojian)** Trees were trimmed; remove from agenda.

VII. Old Business/ New Business None

President Friedman adjourned the meeting at 8:55 p.m.

Next meeting: **October 20, 2014** (third Monday of the month)

Respectfully submitted,



Diana Ungerleider, PHOA Secretary

