

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 DECEMBER 15, 2014 MINUTES

I. President Friedman called the meeting to order at 8:00 p.m. at the residence of Patti Gallagher. Present: Larry Friedman, Patti Gallagher, Francine Kirkpatrick, Steve Di Saia, Diana Ungerleider, Syd Vinnedge and Vi Walquist. Absent: Karen Olan (Gallagher holds proxy for Olan).

Also present: Home owners Miriam Schulman, John Wlodek, Dawn Hill, Bobby Hill, and architect Richard Gemigniani.

II. Approval of 11-17-14 Minutes Minutes from the previous meeting were reviewed. Minutes were approved as amended.

III. Treasurer's Report

Kirkpatrick reported checking account balance is \$10,022.72 and savings account balance is \$62,940.31. Roughly half of 2015 dues payments have been received to date.

IV. Membership and Governance

a. CC&R Revision Kirkpatrick reported on recent consultation with CC&R attorney who will work on proposed revisions to the CC&Rs. Kirkpatrick and Hal Erdley will draft section on architectural guidelines for PHOA website.

b. Annual Meeting Friedman suggested that Board schedule a separate meeting to plan the Annual Meeting.

c. Welcome Wagon No developments.

V. Plans Committee

a. PHOA Policy Kirkpatrick will cc board members on updates of plans under review by Bantle.

b. 16058 Anoka Dr. (Nosrati) Friedman reported that he sent letter to owner about rooftop deck restrictions. He also met with architect and project manager to review plans and issues raised by homeowners. He will follow up on glass patio railing and rooftop deck. Longstanding PHOA prohibition against driveway lights remains. Board concurred that there will be no re-evaluation of this ruling.

- c. 16163 Anoka Dr. (Del Colliano)** Litigation is ongoing. Discussion held on using Kim Bantle to monitor construction. Friedman will contact Richard Blumenberg to find out how the Riviera HOA monitors activity. Final approval has not been given on Phase Two.
- d. 1050 Palisair Pl. (Cohen)** No developments
- e. 1378 Las Canoas (Afifi)** No developments
- f. 1217 Las Pulgas Rd. (Isaacs)** *Di Saia moved to grant preliminary approval for plans; Vinnedge seconded; passed unanimously.* Di Saia and Friedman will write letter of approval to be sent to owners; affected neighbors (the Hills) will be cc'd.
- g. 1085 Palisair Pl. (Orosco)** No developments. Preliminary approval was given.
- h. 1100 Las Pulgas Pl. (Wlodek)** It was determined that sufficient grounds not presented for Board to revisit approval of the fence. If there are any further disputes with neighbors they will be advised to resolve it themselves.
- i. 1251 Las Lomas Ave. (Munakash)** Owner will provide Kim Bantle with additional information. Friedman spoke with Blumenberg about height, retaining wall.
- j. 16100 Anoka Dr. (May)** May architect presented revised plans for one-story modern home without rooftop deck. *Kirkpatrick moved to grant preliminary approval on plans based on Richard Blumenberg's review and plans presented by architect at meeting; Gallagher seconded; passed unanimously.*
- k. Watch List**
 - 1227 Las Pulgas Rd. (Hill) Friedman will give plans to Bantle; Kirkpatrick will ask her to follow up and inquire about excavation which is underway.
 - 1054 Palisair Pl. (Ghoreyshi) No developments.

VI. Tree Committee

- a. PHOA Policy** Board approved that Kirkpatrick consult with attorney to get advice on enforcing longstanding CC&R violations.
- 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)** Kirkpatrick reported on recent successful resolution; trees were trimmed and neighbor's view completely restored. Remove from agenda.
- f. 1170 El Medio Ave. (Gallagher)** Vinnedge reviewed letter of complaint from neighbor; discussion held on claim made of view obstruction. Condition reviewed by several Board members and claimed view obstruction not found. Gallaghers will continue to trim foliage which may present potential obstruction.

VII. Old Business/ New Business None

President Friedman adjourned the meeting at 10:00 p.m.

Next meeting: Monday, January 19, 2015 (third Monday of the month)

Respectfully submitted,

A handwritten signature in black ink, reading "Diana Ungerleider". The script is cursive and fluid, with the first letter 'D' being particularly large and stylized.

Diana Ungerleider, PHOA Secretary