

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 JANUARY 19, 2015 MINUTES

I. President Larry Friedman called the meeting to order at 7:05 p.m. at the residence of Patti Gallagher. Present: Steve Di Saia, Patti Gallagher, Larry Friedman, Karen Olan, Syd Vinnedge and Vi Walquist. Absent: Francine Kirkpatrick and Diana Ungerleider. Friedman holds proxies for both. Also present: PHOA Administrator Kim Bantle and architect Richard Gemignani.

II. Approval of Dec. 15 Minutes Minutes from the previous meeting were reviewed. Minutes were approved as amended.

III. Treasurer's Report

- a. Olan reported checking account balance is \$13,898.48 and savings account balance is \$62,945.66.
- b. 95 dues payments have been received to date for 2015.

IV. Membership and Governance

- a. **CC&R Rewrite** Two home owners have volunteered to conduct a written survey of all PHOA members in order to get feedback for CC&R rewrite on the issue of rooftop decks. Friedman responded to them by e-mail, seeking a more involved investigation and analysis of the Association's overall desires. To be explored further and discussed at Annual Meeting.
- b. **Annual Meeting** Meeting will be held on Monday Feb. 2, 2015 at the Presbyterian Church. Friedman will write agenda.
- c. **Election Mailing** Mailing went out on Dec. 27, 2014. Ballots will be counted on Saturday, Jan. 31 at 4:00 pm.
- d. **Welcome Wagon** No developments.

V. Plans Committee

- a. **PHOA Policy, Administrator Report**
Administrator Kim Bantle provided updates on building projects she is monitoring.
- b. **16058 Anoka Dr. (Nosrati)** Discussion held on roof-top deck issues; grading height verification and driveway lighting.
- c. **16163 Anoka Dr. (Del Colliano)** Litigation is ongoing. Owner is requesting preliminary approval of Phase II project. Plans Committee has requested renderings and is awaiting them. Discussion held on information provided to present. Board determined that information presented in materials provided thus far is insufficient to make proper determination of compliance with CC&Rs. Request for approval of Phase II denied unanimously on that basis.

- d. **1050 Palisair Pl. (Cohen)** No developments.
- e. **1378 Las Canoas (Afifi)** Discussion held on home owner's efforts to meet with neighbors and tree issue presented by neighbor Chris Ball.
- f. **1217 Las Pulgas Rd. (Isaacs)** No developments.
- g. **1085 Palisair Pl. (Orosco)** No developments.
- h. **1251 Las Lomas Ave. (Munakash)** Richard Blumenberg will review additional sections and report to Plans Committee. Board will visit site.
- i. **16100 Anoka Dr. (May)** Architect Gemigniani reviewed new set of plans with Board which includes a rooftop deck.
- j. **1038 Anoka Dr. (Schey)** Architect Richard Blumenberg will review plans.
- k. **Watch List**
 - 1227 Las Pulgas Rd. (Hill)** Discussion held on retaining wall, I-beam, and impact on Miriam Schulmans' view. Grading height needs to be verified.
 - 1054 Palisair Pl. (Ghoreyshi)** Discussion held on renewed issues raised by Hal Oliver and how to respond.
 - 1111 Las Pulgas Rd. (Seo)** No developments.

VI. Tree Committee

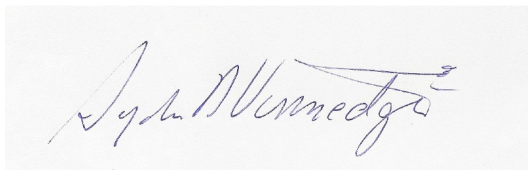
- a. **PHOA Policy** Postponed.
- b. **949 Las Lomas Ave. (Thomas)** No developments.
- c. **1034 Las Lomas Ave. (Vernez)** No developments.
- d. **1261 Las Lomas Ave. (Rothman)** No developments.

VII. Old Business/ New Business None

President Friedman adjourned the meeting at 9:16 p.m.

Next meeting: Monday, February 16 (third Monday of the month)

Respectfully submitted,



Syd Vinnedge