

# 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 FEBRUARY 16, 2015 MINUTES

**I. President Larry Friedman called the meeting to order at 7:05 p.m. at the residence of Diana Ungerleider.** Present: Patti Gallagher, Karen Olan, Larry Friedman, Francine Kirkpatrick, Miriam Schulman, Diana Ungerleider, Syd Vinnedge and Vi Walquist. Also present: Plans Committee member Steve Di Saia, home owners Robert May, Dennis Mendel, Hal Oliver, Chris and Marion Ball.

**II. Approval of 1-19-15 Minutes** Minutes from the previous meeting were reviewed. Minutes were approved as amended.

### III. Treasurer's Report

a. Olan reported checking account balance is \$15,380.88 and savings account balance is \$62,907.25.

b. **Delinquent Dues** List of owners who have not paid was distributed. Unpaid dues amount to \$15,600. Olan will mail reminder letters.

### IV. Membership and Governance

a. **CC&R Rewrite** Dennis Mendel spoke about revising the CC&Rs and distributed a draft he wrote that addresses second story additions and variances.

b. **Welcome Wagon** No developments.

### V. Plans Committee

a. **16058 Anoka Dr. (Nosrati)** Property is being sold and is in escrow; with close of escrow, new set of plans may be submitted for PHOA review.

b. **16163 Anoka Dr. (Del Colliano)** Renderings were received and reviewed by Board. Discussion held on architectural style. *Friedman moved to grant preliminary approval of Phase Two concept in height and architectural style of proposed residence, with the restrictions that no new right to a view is created by the modification; Gallagher seconded; 4 in favor, 1 opposed, 3 abstained.* Friedman will draft letter to owner granting preliminary approval.

c. **1050 Palisair Pl. (Cohen)** No developments; move to watch list.

d. **1378 Las Canoas Rd. (Afifi)** Chris and Marion Ball, who live directly below the Afifi property, spoke about the impact the construction has had on them, including loss of

privacy, noise and possible loss of property value. They would like to plant trees to protect their privacy. Mr. Afifi previously had requested that PHOA evaluate planting plan. Mr. Ball will submit his landscaping plans to Tree Committee. Board will visit site.

**e. 1217 Las Pulgas Rd. (Isaacs)** No developments.

**f. 1085 Palisair Pl. (Orosco)** No developments.

**g. 1251 Las Lomas Ave. (Munakash)** No developments.

**h. 16100 Anoka Dr. (May)**

i. Hal Oliver expressed his concern about rooftop decks in general and May's deck specifically; he feels they are not in compliance with the CC&Rs and should not be allowed.

ii. Francine Kirkpatrick spoke about the impact May's proposed rooftop deck would have on her privacy, including loss of property value, and asked that the Board only approve the plans if the deck size is reduced. Walquist suggested that rooftop deck size could be reduced since May's plans include another deck that would extend out from back yard.

iii. Robert May spoke in support of his plans. Board discussed all issues raised.

iv. *Friedman moved to grant preliminary approval of May's plans; Olan seconded; 4 in favor, 3 opposed.* Friedman will draft letter granting preliminary approval.

**i. 1038 Anoka Pl. (Schey)** Plans were received and have been reviewed by Richard Blumenberg.

**j. Watch List: 1227 Las Pulgas Rd. (Hill)**

**1054 Palisair Pl. (Ghoreyshi)**

**1111 Las Pulgas Rd. (Seo)**

## **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 9:50 p.m.

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

Respectfully submitted,



Diana Ungerleider, PHOA Secretary