

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 MARCH 16, 2015 MINUTES

I. President Larry Friedman called the meeting to order at 7:05 p.m. at the residence of Miriam Schulman. Present: Patti Gallagher, Karen Olan, Larry Friedman, Francine Kirkpatrick, Miriam Schulman, Diana Ungerleider, Syd Vinnedge and Vi Walquist. Also present: home owners Robert May, Sheila Goldman, Sheryl Schey, Hal Oliver, Chuck Emerick, Suzanne Weisberg, Dieter Holberg, Elaine Schwartz and David Schultz.

II. Approval of 2-16-15 Minutes and Annual Meeting Minutes Minutes from the two previous meetings were reviewed. Minutes were approved as amended.

III. Treasurer's Report

- a. Olan reported checking account balance is \$7,135.88 and savings account balance is \$72,907.25
- b. Olan distributed a list of home owners who have not paid dues, and a list of PHOA expenses.

IV. Membership and Governance

- a. **New Board Member** Friedman introduced David Schultz, who has been invited to join the Board. *Kirkpatrick moved to accept Schultz as a Board member; Schulman seconded; passed unanimously.*
- b. **CC&R Rewrite**
 - i. Kirkpatrick reported that Richard Blumenberg has offered to help rewrite Article 3, Section 1 of the CC&Rs, which deals with remodeling within the "envelope" of a house. Board is in support.
 - ii. Schultz suggested that when CC&Rs are revised, it should include a recommendation that disputes between home owners should be resolved through mediation instead of litigation.
- c. **Welcome Wagon** Gallagher reported that property at 16058 Anoka Dr. has sold and escrow has closed. New owners will be submitting new plans. Property at 1111 Las Lomas Ave. is in escrow.

d. PHOA Volunteers Schulman is coordinating and hosting a meeting at her house on March 23rd for Board members and new PHOA volunteers (Suzanne Weisberg, JoAnne Fife, Karen Nathanson and Roger Broderick), to discuss how the volunteers can assist the Board. Kirkpatrick suggested holding a separate training session on the CC&Rs for volunteers and Board members.

V. PLANS COMMITTEE

a. Administrator Report Postponed

b. PHOA Policy Friedman suggested that Board develop a system for handling submitted plans so that the process is more efficient and review process more timely. A Plans Committee is needed. Schultz offered to write an outline of procedures, with Friedman's input.

c. 16058 Anoka Dr. (Nosrati) Property sold recently and escrow has closed. Friedman met recently with Mr. Nosrati and new owner, Ron Gonen. New plans to be submitted. Kim Bantle will follow up with owner; Kirkpatrick will coordinate with Kim.

d. 16163 Anoka Dr. (Del Colliano) Architect Richard Blumenberg is reviewing plans for Phase One. Wall in front may be an issue.

e. 1378 Las Canoas (Afifi) Friedman and Olan consulted with attorney regarding complaints received by affected neighbor. Owner and neighbor are involved in mediation.

f. 1217 Las Pulgas Rd. (Issacs) Owner will be submitting new plans.

g. 1085 Palisair Pl. (Orosco) No developments.

h. 1251 Las Lomas Ave. (Munakash) No developments.

i. 16100 Anoka Dr. (May)

i. Robert May described change he made to his plans, which consists of a higher roof. Blumenberg reviewed change and confirmed that it is in compliance.

ii. Kirkpatrick, speaking as a home owner and not a Board member, requested that Board consider imposing rooftop deck restrictions. She also said that at the February 16 Board meeting (when Board voted to grant preliminary approval for May's plans), Robert's Rules of Order (RRO) were not followed with regard to her request that May change size of deck. *Vinnedge moved that Board consult with an attorney as to whether or not RRO were followed correctly; Walquist seconded; passed unanimously.* Kirkpatrick will provide Friedman with copy of RRO and he will consult with attorney.

iii. *Vinnedge moved that Board grant preliminary approval to May's revised plans; Schulman seconded; passed unanimously.*

j. 1038 Anoka Pl. (Schey) Sheryl Schey showed renderings of her remodel plans. Discussion held on whether it is necessary to organize a plans review meeting for affected neighbors, given that plans appear to be in compliance and no variance is being sought. Kirkpatrick suggested that to expedite the process, we get 2 sets of plans: one for the Board to review, and one for Richard Blumenberg. Board will visit site on Wednesday, March 18 and then decide if neighborhood meeting is necessary.

k. Watch List:

1054 Palisair Pl. (Ghoreyshi) Hal Oliver spoke about issues concerning what he believes are CC&R violations. *Schultz moved that the Board accept Oliver's request that the Board review his letters to PHOA, and that the Board schedule a separate meeting with Oliver to further discuss his grievances, and visit the building site, with owner's permission; Vinnedge seconded; passed unanimously.*

1227 Las Pulgas Rd. (Hill) No developments.

1111 Las Pulgas Pl. (Seo) No developments.

1050 Palisair Pl. (Cohen) No developments.

VI. Tree Committee

a. 949 Las Lomas Ave. (Thomas) No developments.

b. 1034 Las Lomas Ave. (Vernez) No developments.

c. 1261 Las Lomas Ave. (Rothman) No developments.

d. 1000 Las Lomas Ave. (Streiber) Kirkpatrick reported that the agreement between Streiber and Silverton may need to be revised; PHOA received letter from Silverton's attorney stating that the trees on the property line need to be trimmed more often than specified in agreement. Kirkpatrick will follow up.

VII. Old Business/ New Business None

President Friedman adjourned the meeting at 10:05 p.m.

Next meeting: **April 20, 2015** (third Monday of the month)

Respectfully submitted,



Diana Ungerleider, PHOA Secretary