

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

www.palisair.org

palisair@gmail.com

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

APRIL 20, 2015

MINUTES

I. President Larry Friedman called the meeting to order at 7:05 p.m. at the residence of Miriam Schulman. Board members present: Patti Gallagher, Karen Olan, Larry Friedman, Francine Kirkpatrick, Miriam Schulman, Diana Ungerleider, Syd Vinnedge, David Schultz and Vi Walquist. Also present: PHOA Administrator Kim Bantle, architect Richard Blumenberg, home owners Suzanne Weisberg, Karen Nathanson, Roger Broderick, Joanne Fife and Ron Gonen.

II. Approval of 3-16-15 Minutes and 3-23-15 Minutes Minutes from the two previous meetings were reviewed. Minutes were approved as written.

III. Treasurer's Report

- a. Olan reported checking account balance is \$7,135.88 and savings account balance is \$72,907.25.
- b. Olan distribute copies of checkbook register and a list of unpaid home owners. Total uncollected dues amount to \$11,360.
- c. She reported that PHOA insurance premiums will go up soon.
- d. Discussion held on methods of collecting unpaid dues. Schulman, Olan and Roger Broderick will work on letter to delinquent owners.

IV. Membership and Governance

- a. **Open Meeting Act** Kirkpatrick distributed copies of the Open Meeting Act, a Davis Stirling policy revision which is part of California Civil Code. Board reviewed Act and discussed issues.
- b. **CC&R Rewrite** Kirkpatrick and Schultz will work on rewrite, with input from Richard Blumenberg.
- c. **Welcome Wagon** No developments.

V. Plans Committee

a. PHOA Policy

- i.** Blumenberg and Bantle discussed systems used by other HOAs to review and monitor construction. They will work on developing a system with input from Kirkpatrick.
- ii.** Discussion held on function of executive committee and neighborhood meetings. To be explored further.
- iii.** Kirkpatrick distributed proposal she wrote on policies for rooftop decks; discussion ensued; to be explored further.

b. Administrator Report *Kirkpatrick moved that PHOA guarantee a minimum of 20 hours of work per month for Bantle; Schulman seconded; passed unanimously.*

c. 16163 Anoka Dr. (Del Colliano) Retaining wall at front of property is required by the city. Confirmation is needed that height of wall matches what is on the plans. Confirmation that construction is going according to the plans is also needed. Bantle requested that Board visit site to confirm both issues.

d. 16058 Anoka Dr. (Gonen) Board reviewed plans. Story pole will be erected to show height of proposed office addition so that views from neighbors' properties can be evaluated. Owner to close retaining wall shown on page 5.0 of plans for runoff and safety purposes.

e. 1378 Las Canoas (Afifi) Postponed. In the meantime Schultz will talk to PHOA attorney and affected homeowner to obtain additional clarity on the issues.

f. 1217 Las Pulgas Rd. (Isaacs) Owners submitted new plans with changes which were reviewed by Blumenberg and the Board. *Kirkpatrick moved to grant preliminary approval to revised plans; Vinnedge seconded; passed unanimously.* Friedman will write approval letter based on form letter provided by Ungerleider.

g. 1085 Palisair Pl. (Orosco) Owner submitted new plans; Blumenberg will review.

h. 1251 Las Lomas Ave. (Munakash) Board reviewed plans and will visit site.

i. 16100 Anoka Dr. (May) Owner's plans have been approved by Building & Safety. Owner signed agreement on rooftop deck restrictions.

j. 1038 Anoka Pl. (Schey) Owners are waiting for approval from Building and Safety.

k. Watch list:

1227 Las Pulgas Rd. (Hill) Construction has been confirmed as following plans. Planting does not conform to landscape plans that were submitted.

1054 Palisair Pl. (Ghoreyshi) Construction does not conform with what PHOA approved. Blumenberg compared plans with construction. Owner submitted a PDF of the revised site plan with missing hardscape elements. Bantle will obtain two large copies. Board will visit site.

1050 Palisair Pl. (Cohen) No developments; remove from agenda.

VI. Tree Committee

- a. **Policy** Kirkpatrick reported that Suzanne Weisberg has offered to coordinate with neighbors whose views are blocked by the Thomas and Rothman trees, in order to seek a resolution through legal arbitration. She will contact neighbors to discuss.
- b. **949 Las Lomas Ave. (Thomas)** See above.
- c. **1261 Las Lomas Ave. (Rothman)** See above.
- d. **1034 Las Lomas Ave. (Vernez)** No developments.
- e. **1000 & 1020 Las Lomas Ave. (Streiber & Silverton)** Silverton's attorney requested that PHOA increase frequency of property line tree pruning to 4 times per year as recommended by Silverton's arborist. Walquist and Kirkpatrick will follow up.

The meeting was adjourned at 10:00 p.m.

Next meeting: **May 18, 2015** (third Monday of the month).

Respectfully submitted,

A handwritten signature in cursive script that reads "Diana Ungerleider".

Diana Ungerleider, PHOA Secretary

