

**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

**SPECIAL BOARD MEETING**  
**MAY 4, 2015**  
**MINUTES**

**I. Francine Kirkpatrick called the meeting to order** at 7:15 at the residence of Miriam Schulman. Present: Miriam Schulman, Francine Kirkpatrick, Diana Ungerleider, David Schultz, Vi Walquist, Syd Vinnedge and Karen Olan. Absent: Larry Friedman. Also present: Home owners Suzanne Weisberg, Marianne Johnson, Sheila Goldman, Maureen Zweig, Klaus Koch, Dawn Hill, Dieter Holberg and Eva Holberg.

**II. The purpose of the meeting** was to discuss proposed revisions of CC&Rs. Kirkpatrick distributed copies of draft written by architect Richard Blumenberg on Article III, Sec 1, and led discussion. Board strongly supports revisions.

**III.** Discussion held on Schultz' suggestion for binding arbitration: if two home owners are having a dispute, they should be required to seek binding arbitration instead of litigation. Board is in support.

**IV. Plan and procedures**

Amendment vote will take place in two phases: Phase I to include allowing Board discretion in evaluating view obstruction within building envelope and include rules regarding binding arbitration. Phase II to include, among other specifics, restrictions on rooftop decks, clarify rule re: retaining walls and general modernization of entire CC&Rs.

- a. Kirkpatrick and Schultz will contact PHOA's CC&R attorney to write Phase I amendment draft.
- b. Task force will conduct a survey of PHOA members to get feedback on rooftop decks in preparation for Phase II vote.
- c. Kirkpatrick will organize volunteers for door-to-door campaign and scheduling educational meetings for all PHOA members.
- d. Membership vote on approving Phase I amendments will hopefully take place in next two months.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,



Diana Ungerleider, PHOA Secretary

