

# Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

[www.palisair.org](http://www.palisair.org)

[palisair@gmail.com](mailto: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

MAY 18, 2015

### MINUTES

**I. President Larry Friedman called the meeting to order at 7:00 p.m. at the residence of Miriam Schulman.** Board members present: Karen Olan, Larry Friedman, Francine Kirkpatrick, Miriam Schulman, Diana Ungerleider, David Schultz and Vi Walquist. Also present: PHOA Administrator Kim Bantle, architect Richard Blumenberg, home owners Suzanne Weisberg, Roger Broderick, Chuck Emerick, Sheila Goldman, Joanne Fife, Dieter and Eva Holberg, Ron and Inbal Gonen, Philip Orosco and Abby Sher.

**II. Approval of 4-20-15, 4-27-15 and 5-4-15 Minutes** Minutes from the three previous meetings were reviewed. Minutes from 4-20-15 were approved as amended. Minutes from 4-27-15 and 5-4-15 were approved as written.

### III. Treasurer's Report

**a. Account Balances** Olan reported checking account balance is \$7,388.63 and savings account balance is \$62,907.25. Four more dues payments were received.

**b. Insurance Coverage and Limits** Olan reported that PHOA insurance policy will not be renewed by Chubb Insurance. Current policy was set to expire on June 1, 2015 but company is offering a two-month extension (to July 31) for \$520. Broker is looking for new policy. Schultz drafted a letter to PHOA membership explaining the situation; Board reviewed letter and is in support. Letter will be mailed by the end of the month.

### IV. Membership and Governance

**a. Board Vote: New Board members and officers**

*i. Schulman moved to accept Roger Broderick and Suzanne Weisberg as Board members; Walquist seconded; passed unanimously.*

*ii. There will be two officer openings on June 1, 2015: President and Vice President. Discussion held on roles and responsibilities of Board members and officers.*

*iii. Schulman moved to accept Kirkpatrick as President Pro Tem as of June 1, 2015; Weisberg seconded; passed unanimously.*

*iv. Schulman moved to accept Schultz as Vice President as of June 1, 2015; Walquist seconded; passed unanimously.*

v. Kirkpatrick will resign as Chair of Tree Committee; Schulman will serve as Tree Committee Chair. Kim Bantle will serve as Chair of Plans Committee with Kirkpatrick continuing on Committee.

**b. Organizational Issues**

Discussion held on pros and cons of having an Executive Committee. Board consensus is that PHOA should not have one.

**c. CC&R Rewrite** Kirkpatrick and Schultz will have conference call with CC&R attorney to discuss revisions.

**d. Welcome Wagon** No developments. Schulman will ask Patti Gallagher if she will continue to be liason with realtors.

**V. Plans Committee**

**a. PHOA Policy/ Administrator Report** Bantle and Kirkpatrick presented Board with proposed revisions to PHOA Plans Committee documents; Board reviewed and discussed all proposals and then voted:

*i. Friedman moved to accept revised inhouse **Plans Submission and Review Process**; Kirkpatrick seconded; passed unanimously.*

*ii. Olan moved to accept revised **Plans Fee Structure**; Ungerleider seconded; 7 in favor, 2 abstentions; passed.*

*iii. Schulman moved to accept revised **Application for Approval for Property Alteration/ Construction**; Weisberg seconded; 8 in favor, 1 abstention; passed.*

*iv. Friedman moved to accept revised homeowner **Application Process and Fees for Alteration or Construction**; Schultz seconded; passed unanimously.*

*v. Documents will be distributed to homeowners for feedback prior to planned implementation in 30 days.*

**b. 1085 Palisair Pl. (Orosco)** Board reviewed revised plans which include a change to driveway which will allow cars to exit property without encroaching on neighbor's driveway. *Kirkpatrick moved to grant preliminary approval to revised plans; Olan seconded; passed unanimously.*

**c. 16058 Anoka Dr. (Gonen)** Schultz reviewed issues of concern, including possible impact of the Gonen's construction on privacy, views and property value of next-door neighbors Dieter and Eva Holberg. Retaining wall which was already on the property was also discussed. The parties have resolved issues regarding privacy concerns with the agreement that the Gonen's will submit a Holberg-approved landscaping plan for the side of the property closest to the Holberg's residence. Final approval will be contingent upon submission of these landscaping plans along with plans approved by the Department of Building and Safety.

*Schultz moved that PHOA grant a variance for the retaining wall currently existing on the Gonen's property, given that it does not present a view obstruction for any neighbor; Olan seconded; 8 in favor, 1 abstention; passed.*

*Olan moved to grant preliminary approval for the Gonen's plans that will include a variance for plans for an off-pad structure; Schulman seconded; 8 in favor, 1 abstention; passed.*

- d. 16163 Anoka Dr. (Del Colliano)** *Schulman moved to grant final approval of Phase One plans; Walquist seconded; 8 in favor, 1 abstention. Passed.*
- e. 1378 Las Canoas (Afifi)** To be discussed in Executive Session.
- f. 1217 Las Pulgas Rd. (Isaacs)** Dawn Hill asked to see the Isaacs' plans; Friedman suggested that they ask the Isaacs themselves. Schultz proposed that policy should be to encourage home owners to cooperate with viewing each others' plans and that if they do not agree, then they could be invited to come to a neutral place with a Board member to see plans. He will write a form letter to address requests to see plans.
- g. 1251 Las Lomas Ave. (Munakash)** At a previous meeting, preliminary approval was given pending two Board members viewing site. Schultz and Schulman confirmed their informed vote for preliminary approval.
- h. 16100 Anoka Dr. (May)** Owner is seeking final approval. Blumenberg reported that he is waiting to see revised plans.
- i. 1038 Anoka Pl. (Schey)** Blumenberg reported that he is waiting to get more information on roofing material. *Kirkpatrick moved to grant final approval, pending receipt of information on acceptable roofing material; Schulman seconded; passed unanimously.*
- j. 1054 Palisair Pl. (Ghoryeshi)** Bantle reported that she received a revised site plan from owner, which did not include rooftop deck. Plans that were brought to the meeting show rooftop deck, spiral staircase and notation for gas, water and electrical stubs on the rooftop deck, along with planters. Blumenberg will ask owner for copy of plans that received preliminary approval.
- k. Watch List: 1227 Las Pulgas Rd. (Hill)** No developments.

#### **VI. Tree Committee.**

- a. PHOA Policy** No developments
- b. 949 Las Lomas Ave. (Thomas)** No developments
- c. 1034 Las Lomas Ave. (Vernez)** No developments
- d. 1261 Las Lomas Ave. (Rothman)** No developments
- e. 1000 & 1020 Las Lomas Ave. (Streiber & Silverton)** In response to Silverton attorney's request to PHOA, Kirkpatrick contacted Silverton about potential change to tree trimming agreement; Silverton wants to settle issue through her attorney with no PHOA site visit for re-evaluation.

#### **VII. Old Business/ New Business** None

The meeting was adjourned at 10:35 p.m.

Next meeting: June 15, 2015 (third Monday of the month)

Executive session followed immediately after regular Board meeting.

Respectfully submitted,



Diana Ungerleider, PHOA Secretary

5-18-15 p. 2