

# 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 JUNE 15, 2015 MINUTES

**I. President Francine Kirkpatrick called the meeting to order at 7:10 p.m. at the residence of Karen Olan.** Board members present: Francine Kirkpatrick, Karen Olan, Miriam Schulman, Vi Walquist, Suzanne Weisberg, Diana Ungerleider, Roger Broderick and David Schultz. **Also present:** Kim Bantle, homeowners Dennis Mendel, Robert May, Hal Oliver, Dieter Holberg, Chuck Emerick, Sheila Goldman, Jerry Del Colliano, Danny Seo, Dawn Hill, Dan & Karen Nathanson, Simon Simonian and Jean de Vellis.

**II. Approval of May 18 Minutes** Minutes from the previous meeting were reviewed. Minutes were approved as written.

### III. Treasurer's Report

**a. Bank Balances** Olan reported checking account balance is \$6,921.98 and savings account balance is \$57,907.25. One more dues payment was received.

**b.** Olan will distribute a six-month "budget to actual report" to Board in July.

**c. Insurance Policy** Olan reported on her efforts to find new insurance carrier. She is waiting to hear from one company. Discussion was held on PHOA's insurance needs and issues.

### IV. Membership and Governance

**a. CC&R Rewrite** Kirkpatrick reported that she and Schultz had a phone consultation with CC&R attorney Jennifer Martin about revising Article 3, Section 1 (Phase One of CC&R rewrite). Proposed amendment will be distributed to entire membership and small educational neighborhood meetings will be held before a full membership vote. Phase Two of CC&R rewrite will be a complete revision of CC&Rs.

**b. Homes for Sale (formerly "Welcome Wagon")** Patti Gallagher will continue to act as liason with local realtors. Schulman will work with Gallagher and report to Board every month.

### V. Plans Committee

#### a. Policy & Procedure Report

i. Kirkpatrick described new system for organizing monthly agenda which includes separate categories for properties under construction, awaiting preliminary approval, final approval, etc.

ii. Kirkpatrick distributed a draft of new PHOA Plans Committee Policy Points and led discussion. Draft includes policy on demolition, beginning of construction, clarification of retaining walls and pool walls, and off-pad building rules. She recommended that it be put on PHOA website. Board is in support.

**b. 1111 Las Pulgas Pl. (Seo)** Owner and his architect met with Kirkpatrick and Richard

Blumenberg for initial review of building plans.

**c. Awaiting Final Approval:**

- i. 16058 Anoka Dr. (Gonen)** No developments
- ii. 1217 Las Pulgas Rd. (Isaacs)** No developments
- iii. 1085 Palisair Pl. (Orosco)** No developments
- iv. 1251 Las Lomas Ave. (Munakash)** No developments
- v. 16100 Anoka Dr. (May)** Board reviewed revised plans. Walquist led discussion on issue of rooftop deck restrictions. Board reviewed agreement written by former president Larry Friedman which was signed by Robert May in April 2015. Schultz moved that Board implement rooftop deck agreement; Olan seconded; 3 in favor, 2 against; 3 abstentions. Passed.

**d. Under Construction:**

- i. 1227 Las Pulgas Rd. (Hill)** No developments
- ii. 16163 Anoka Dr. (Del Colliano)** No developments
- iii. 1038 Anoka Pl. (Schey)** No developments
- iv. 1054 Palisair Pl. (Ghoreyshi)** Bantle showed plans that have not received Board approval, including, among other things, koi pond and wall. Homeowner Hal Oliver expressed several concerns about building. Schultz suggested that a separate Board meeting be scheduled to review issues. Richard Blumenberg will be invited; Bantle will coordinate with him. Agenda for meeting will go on website four days prior to meeting.
- v. 1378 Las Canoas (Afifi)** To be discussed in Executive Session.

**VI. Landscape Committee (formerly 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. 1227 Las Pulgas Rd. (Hill)** No developments
- e. 16163 Anoka Dr. (Del Colliano)** No developments
- f. 1000 & 1020 Las Lomas Ave. (Streiber & Silverton)** Committee and Schultz met with Silverton to discuss trimming of property line trees. Walquist showed photos of trees. Silverton agreed to continue handling trimming of those trees. Schultz will contact Streiber to discuss agreement.

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

The meeting was adjourned at 11:00 p.m.

Executive Session followed immediately.

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

Respectfully submitted,



Diana Ungerleider, PHOA Secretary

