

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 JULY 20, 2015 MINUTES

I. President Francine Kirkpatrick called the meeting to order at 7:10 p.m. at the residence of Diana Ungerleider. Board members present: Francine Kirkpatrick, Karen Olan, Miriam Schulman, Vi Walquist, Suzanne Weisberg, Diana Ungerleider, Roger Broderick and David Schultz.

Also present: Kim Bantle, Richard Blumenberg, homeowners Dennis Mendel, Chuck Emerick, Danny Seo, Robert May, Hal Oliver, Bill Nicholas, Dawn Hill and Leila Afifi.

II. Approval of June 15 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 \$3,659.37 and savings account balance is \$57,907.25.

b. Budget to Actual Report Olan distributed 2015 six-month report and Board reviewed.

c. Delinquent Dues Olan will hand-write letters to delinquent owners; Broderick will assist with wording.

d. Account Signatures Kirkpatrick explained that per Davis-Stirling, checks from PHOA reserve account must have two signatures. Olan will review procedural documentation.

e. Dues Increase Following discussion, *Kirkpatrick moved to raise dues by 10 per cent in 2016; Schulman seconded; 6 in favor; 1 opposed (one Board member arrived late and therefore did not vote); vote passed.*

f. Insurance Coverage Kirkpatrick reported that PHOA has proposals from two insurance companies for Directors and Officers Insurance. Broderick reviewed policies and described differences; Board discussed. *Schultz moved to accept proposal offered by Lloyd's of London; Weisberg seconded; passed unanimously.*

IV. Membership and Governance

a. CC&R Rewrite Kirkpatrick reported that CC&R attorney will provide feedback on the rewrite of Phase 1. She asked Weisberg to organize neighborhood meetings to educate the homeowners on both phases of CC&R revisions and the voting process. Board members will divide the total number of homeowners between themselves, contact them and invite them to attend educational meetings.

b. Annual Board Member Workshop A separate meeting will be held for Board to discuss CC&Rs, By Laws, Policies and Procedures, etc. Ungerleider will organize.

c. For Sale and Escrows (formerly Welcome Wagon) Weisberg and Walquist will be in charge. Homeowner Leila Afifi offered to assist.

V. Plans Committee

a. Policy/ Procedure Report

- i. Kirkpatrick reported that new Plans Application documents were distributed to homeowners for comments and made publicly available on PHOA website; during 30 day review period, no negative feedback was received.
- ii. Kirkpatrick reported on new city regulation, Title 24, on energy-efficient “cool roofs” which reflect light. Regulation went in to effect for residences in 2014. However, the PHOA CC&Rs prohibit roof materials that create glare. Board will explore ways to address these conflicting regulations.

b. 1111 Las Pulgas Pl. (Seo) Board reviewed plans and 3-D model; Blumenberg explained details. Owner offered to revise plans in order to improve the view from neighbor’s house at 1119 Las Pulgas Place, and will erect story poles so that Board can evaluate view. Kirkpatrick moved that PHOA and 1119 Las Pulgas owner Bill Nicholas split the cost of the story poles; Schultz seconded; 6 in favor, 1 opposed (one Board member left early and therefore did not vote); passed.

c. Awaiting Final Approval:

- i. **16058 Anoka Dr. (Gonen)** Owner will submit plans for final approval in the next few weeks.
- ii. **1217 Las Pulgas Rd. (Isaacs)** No developments.
- iii. **1085 Palisair Pl. (Orsoco)** No developments.
- iv. **1251 Las Lomas Ave. (Munakash)** House was sold; remove from agenda.

d. Under Construction:

- i. **1227 Las Pulgas Rd. (Hill)** No developments.
- ii. **16163 Anoka Dr. (Del Colliano)** No developments.
- iii. **1038 Anoka Pl. (Schey)** Plans Committee asked owner for a survey and a sample of roof material.
- iv. **1054 Palisair Pl. (Ghoreyshi)** Kirkpatrick reviewed draft of minutes from Board meeting on June 23 and led discussion on issues that are still pending:

-Wall with rounded walkway: Vote ended in a tie at the last meeting. Now that more information is available, Kirkpatrick suggested that Board re-vote. Kirkpatrick moved that policy be followed in agreement with LADBS that wall is no taller than 6 ft as measured from original grade; Schulman seconded; 5 in favor, 1 opposed, 1 abstention; passed.

-South retaining wall: Walquist spoke with neighbor Mrs. Cohen who said she supports the Board’s vote to give variance for height.

-Chimneys: Bantle reported that she spoke about chimneys with LA Department of Building and Safety inspector, who stated their remeasuring confirmed chimneys, and the later LADBS-required protruding vents, are to code. Blumenberg said that the chimney must be 2 ft higher than the highest portion of the roof that is within 10 ft of a chimney. Chimneys including caps have PHOA final approval given in 2012. Further information needs to be obtained regarding the neighbor’s reason for objection.

-Rear Property Line Wall shared with 1060 Palisair Place Walquist confirmed through consult with owner of 1060 Palisair Pl that wall which appears higher than 6 ft does not block any views. However, the City ordered a new survey to determine if height meets their code. Kirkpatrick moved to grant a variance for wall; Weisberg seconded; passed unanimously.

- v. **1378 Las Canoas (Afifi)** Blumenberg spoke with owner’s architect about modifying roof design so that it will be sloped instead of flat. Owner will resubmit plans showing change. Final approval is pending roof change.

vi. **16100 Anoka Dr. (May)** Owner has not signed Covenant and Agreement because of a discrepancy between the agreement that was originally sent to him and the agreement that was reviewed at the last meeting. Schultz will revise agreement so that it conforms with what was previously agreed upon.

Discussion held on roof color. New city code requires energy-efficient roof colors (see above, Section V.a.ii). To be explored further.

A survey, that PHOA will pay for, is needed to confirm the elevation of “as-built” building slab.

Schultz moved that PHOA ask owner to allow a survey to be done; Walquist seconded; passed unanimously. Schultz will contact owner about survey and roof color.

Owner objected to language in PHOA final approval letter which states that PHOA representatives can come on property to inspect. The owner was assured that PHOA will always notify him before coming on property. He also asked for clarification on the part of the letter that mentioned submission of landscape plans.

VI. Landscape Committee- Schulman

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)

Schultz reported that Streiber trimmed trees to Silverton’s satisfaction. Confirmation photos will be taken. In future Silverton has agreed to notify PHOA whenever she wishes Strieber to prune. Remove from agenda.

g. 1055 El Medio (Chapin/ SKC Pacific) Trees were trimmed; remove from agenda.

VII. New Business/ Old Business

Homeowner Hal Oliver gave feedback on and asked questions about minutes from June 15 Board meeting. Discussion ensued.

The meeting was adjourned at 11:45 p.m.

Next meeting: August 17, 2015 (third Monday of the month)

Respectfully submitted,



Diana Ungerleider, PHOA Secretary