

# **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 AUGUST 17, 2015 MINUTES**

**I. President Francine Kirkpatrick called the meeting to order at 7:15 p.m.** at the residence of Miriam Schulman. Board members present: Francine Kirkpatrick, Karen Olan, Miriam Schulman, Vi Walquist, Suzanne Weisberg, Roger Broderick and David Schultz. Absent: Diana Ungerleider.

**Also present:** Richard Blumenberg, Richard Gemigniani (May's architect), Jackie Huh (Orosco's architect); homeowners Dawn Hill, Chuck and Connie Emerick.

**II. Approval of June 23 and July 20 Minutes** Minutes from the previous two meetings were reviewed. All minutes were approved as amended.

### **III. Treasurer's Report- Olan**

**a. Bank Balances** Olan reported checking account balance is \$7,080.89 and savings account balance is \$40,407.25

**b. Due Delinquencies** Olan, Schulman and Broderick will hand-write letters to owners who are in arrears.

**c. Insurance Policy** Initial deposit for new policy is over \$4,300.

**d. Dues Increase** Annual dues will be increased to \$242 in 2016 to cover unexpected increased insurance costs.

**e. Legal fees and architectural consult fees** are almost \$7,000 this year.

### **IV. Membership and Governance**

#### **a. CC&R Rewrite**

i. Board reviewed and discussed Phase One revision to CC&Rs. Wording needs to be clarified so that it is easier to understand. Schultz suggested asking attorney Jennifer Martin to rewrite draft using bullet points to make it clearer. Broderick will draft a version that is easier to understand.

ii. CC&R Task Force will meet on Wednesday, Aug. 19 to discuss organization of neighborhood educational meetings.

**b. Homes for Sale and Escrows**

Walquist and Weisberg reported on recent home sales within PHOA: 1220 Las Lomas Avenue, 1251 Las Lomas Avenue, 1201 Las Pulgas Road, 1239 Las Pulgas Road and 16006 Anoka Drive.

**V. Plans Committee**

**a. PHOA Policy/Procedure Report**

- i. Discussion held on issue of affected owners who want to protect views, and the concepts of protected and unprotected views. To be explored further.
- ii. Blumenberg suggested establishing policies about lot coverage percentages and limitations, as is done in other HOAs. To be explored further.
- iii. Broderick reported that he contacted LADBS (L. A. Department of Building and Safety) to inquire about getting an exemption from new city roof regulations on “cool” roof regulations, but it appears to not be possible.

**b. 1111 Las Pulgas Pl. (Seo)** Owner is awaiting preliminary approval. Neighbor Bill Nicholas emailed Seo with a suggestion for new design that would create less view blockage. Seo and Nicholas will be invited to meet with PHOA Board members to discuss possible compromise. Schultz will coordinate.

**c. Awaiting Final Approval:**

- i. **16058 Anoka Dr. (Gonen)** No developments.
- ii. **1217 Las Pulgas Rd. (Isaacs)** No developments.
- iii. **1085 Palisair Pl. (Orosco)** Plans have been approved and stamped by LADBS. Architect Huh reviewed LADBS-required changes to plans, mainly addition of retaining wall next to steep slope at rear of property. No CC&R violations. *Schulman moved to grant final approval; Olan seconded; passed unanimously.*

**d. Under Construction:**

- i. **1227 Las Pulgas Rd. (Hill)** Discussion held on roof color. Because roof is above 2:12 slope, Green Code allows darker color options. Owners are researching these options that would create less glare.
- ii. **16163 Anoka Dr. (Del Colliano)** No developments.
- iii. **1038 Anoka Pl. (Schey)** No developments.
- iv. **1054 Palisair Pl. (Ghoreyshi)**
  - Following the precedence that was set with other rooftop deck owners, Schultz suggested that he write a letter to owner requesting he sign a contract to keep all items on the deck to below 15’6” roofline ridge.
  - It was suggested that the letter reinstating the original final approval should include a recommendation that owner implement mosquito abatement system for the koi pond.
  - Walquist will speak with Hal Oliver directly regarding the Board’s rulings.

**v. 1378 Las Canoas (Afifi)**

- Owner will be seeking final approval. He submitted new plans that show revised roof design which is pitched instead of flat, pursuant to the CC&Rs. Blumenberg has reviewed plans; he reported that the revised roof design will make the roof about 3 feet higher than the original design.

-Vote on final approval will occur when neighbor Chris Ball is given the chance to come to Board meeting.

- Schultz will try to get a date to meet with owner and Chris Ball to discuss landscaping compromise.

**vi. 16100 Anoka Dr. (May)**

- Recent survey determined that the building slab was raised .3 feet, putting rooftop deck railing 2 ¾" over 15'-6" maximum allowed. Kirkpatrick, speaking as an affected neighbor, recommended the Board give a variance for that amount.

- Olan moved to grant a variance to rooftop deck height; specifically, the finished handrail is to be no more than 2 ¾ inches above the 15'6" height limit; Schultz seconded; 6 in favor; 1 abstention (Kirkpatrick); passed.

- Architect Gemignani showed sample of roofing material and Board discussed. Olan moved to approve roofing material; Schultz seconded; 6 in favor; 1 abstention; passed.

**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.

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

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

Next meeting: **September 21, 2015** (third Monday of the month)

Respectfully submitted,



Miriam Schulman, Acting Secretary