

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

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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 SEPTEMBER 21, 2015 MINUTES

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

Also present: Kim Bantle, homeowners Klaus Koch and Haick Issaian.

II. Approval of August Minutes Minutes from the previous two meetings were reviewed.

- a. **August 3 & 4 Board workshop:** Minutes were approved as written.
- b. **August 17 Board Meeting:** Minutes were approved as amended.

III. Treasurer's Report

- a. **Bank balances:** Postponed.
- b. **Insurance** Deposit for new insurance policy was \$4,368.20. A loan was taken out to pay for insurance; monthly payments are \$1,122.41 for 12 months.

IV. Membership and Governance

- a. **CC&R Rewrite** Task force will continue to meet to work on draft of educational packet to be mailed to homeowners in January. After homeowners receive packets they will be invited to neighborhood educational meetings.
- b. **For Sale and Escrows** Walquist reported that 1091 Palisair Place is in escrow. Previous owners were behind on dues; amount owed will come out of escrow.

V. Plans Committee – Bantle

a. PHOA policy/procedure report

- i. Kirkpatrick proposed that plans review neighborhood meetings take place only following Board review and be initiated only by the Board President.
- ii. Kirkpatrick will write a statement to be emailed to all homeowners and placed on the website regarding requirement for homeowners to submit Plans Application for re-roofing, especially important due to new L.A. Green code for residential roofs and the need for the HOA to monitor glare and color.
- iii. Although the Plans Committee operates as advisor only to the Board, at times it is necessary for minor plans-related decisions to be made by the President between Board meetings. All such decisions are, without exception, to be reported on at the following Board meeting. Examples were given.

b. 16122 Anoka Dr – Loeb: Kirkpatrick and Bantle met with owners regarding a re-roofing in progress. Owners agreed to delay the project in order to obtain the PHOA-preferred light grey Green Code-compliant roofing material.

c. 1111 Las Pulgas Pl – Seo: The PHOA will arrange story pole installation (based on new plans) prior to meeting scheduled for 9/29/15 to discuss potential view issues. Attending will be Seo, next door neighbor, their respective attorneys and select Board members.

d. 1200 El Medio- Barbers: Barbers sent a letter advising the PHOA of plan for re-roofing at this property. Bantle is in communication with owner regarding completion of a PHOA Application and submission of sample of roof materials that meet LADBS Green Code.

e. Awaiting Final Approval:

i. 16058 Anoka Dr – Gonen: Final approval for the main house, excluding below-deck structure, was given at special Board meeting on Sept. 19, 2015. Gonen reported earlier that LADBS has today given approval for below-deck structure. Plans submission and vote for below-deck structure was delayed due to a lack of Board quorum tonight for this project. Earlier in the month Kirkpatrick gave Gonen permission to begin grading and planting in anticipation of El Nino rains.

ii. 1217 Las Pulgas Rd – Isaacs: No developments.

f. Under Construction:

- i. **1227 Las Pulgas Rd – Hill:** No developments.
- ii. **16163 Anoka Dr – Del Colliano:** No developments.
- iii. **1038 Anoka Pl – Schey:** Bantle reported no need for a new survey as a recent site visit showed the new slab at the same elevation as existing and is as shown on the original survey. The height of the steel beam was measured and found to match existing

plans. Ms. Schey submitted roofing material cut sheets for both the flat and slanted roof areas.

- iv. **1054 Palisair Pl – Ghoreyshi:** No developments.
- v. **1378 Las Canoas – Afifi:** To be discussed in executive session.
- vi. **16100 Anoka Dr – May:** No developments.
- vii. **1085 Palisair Pl – Orosco:** No developments.

VI. Landscaping Committee Postponed

VII. Old Business/ New Business None

The meeting was adjourned at 8:50 p.m.

Next meeting: **Monday, October 19, 2015** (third Monday of the month)

Respectfully submitted,

A handwritten signature in cursive script that reads "Diana Ungerleider".

Diana Ungerleider, PHOA Secretary