

# **Palisair Home Owners Association**

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

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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**

**OCTOBER 19, 2015**

**MINUTES**

**I. President Francine Kirkpatrick called the meeting to order at 7:10 p.m.** at Diana Ungerleider's residence. Present: Karen Olan, David Schultz, Roger Broderick, Vi Walquist, Francine Kirkpatrick and Diana Ungerleider. Absent: Miriam Schulman and Suzanne Weisberg. **Also present:** Kim Bantle; homeowners George Vernez and Richard Gottlieb.

**II. Approval of 9-19-15 and 9-21-15 Minutes** Minutes from the previous two meetings were reviewed.

- a. September 19 Special Board meeting minutes were approved as written.
- b. September 21 Board meeting minutes were approved as amended.

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

**a. Bank Balances** Olan reported that checking account balance is \$5,059.47 and savings account balance is \$32,407.25.

**b. Dues Delinquencies** Discussion held on need to send reminder letters to home owners who have not paid dues. Olan and Broderick will draft letter.

**c. November Mailing** to include Policy Statement, Budget & Budget Policy Statement. Kirkpatrick distributed the Draft Policy Statement for Board review. Kirkpatrick and Olan will draft the 2016 Budget and Budget Policy Statement. All are Davis-Stirling requirements. Final copies to be approved in November Board meeting.

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

**a. CC&R Rewrite** Task Force meeting is postponed to next week because draft of CC&R revision is not ready. Meeting to be confirmed by email.

**b. For Sale and Escrows** Walquist reported that 1091 Palisair Place closed; 1201 Las Pulgas Road sold.

**V. Plans Committee - Bantle**

- a. **PHOA Policy/ Procedures** No developments
- b. **1111 Las Pulgas Pl. (Seo)** Schultz reported on a meeting he led between owner and neighbors at 1119 Las Pulgas Pl. regarding view obstruction caused by presented plans. A compromise is being negotiated that will result in lost square footage being recaptured elsewhere on the property. Once a new set of plans are submitted and reviewed by Richard Blumenberg, story poles will be installed followed by a neighborhood meeting, all to take place prior to Board vote on the project.
- c. **Awaiting Final approval:**
  - i. **1217 Las Pulgas Rd. (Isaacs)** Property is for sale; remove from agenda.
- d. **Under construction:**
  - i. **1227 Las Pulgas Rd. (Hill)** No update on search for new roof color.
  - ii. **16163 Anoka Dr. (Del Colliano)**
  - iii. **1038 Anoka Pl. (Schey)**
  - iv. **1054 Palisair Pl. (Ghoreyshi)** Work is complete. Homeowner moved in. Bantle will prepare draft of letter to be sent reinstating final approval.
  - v. **1378 Las Canoas (Afifi)**
  - vi. **16100 Anoka Dr. (May)**
  - vii. **16058 Anoka Dr. (Gonen)**
  - viii. **1085 Palisair Pl. (Orosco)**

**VI. Landscape Committee – Schulman**

- a. **949 Las Lomas Ave. (Thomas)** Home owner George Vernez addressed the Board and described the view blockage caused by trees and shrubs on Thomas' property. He asked for help from Board in resolving problems. Schultz will draft letter to Thomas. Schultz and Schulman will visit Vernez' home to see view issue.
- 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. **16063 Anoka Dr. (Del Colliano)** No developments.

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

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

Next meeting: **November 16, 2015** (third Monday of the month)

Respectfully submitted,



Diana Ungerleider, PHOA Secretary

