

# **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 NOVEMBER 16, 2015 MINUTES**

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

**II. Approval of 10-11-15 and 10-19-15 Minutes** Minutes from the previous two meetings were reviewed.

- a. 10-11-15 Minutes were approved as written.
- b. 10-19-15 Minutes were approved as written.

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

- a. Olan reported checking account balance is \$3,033.12 and savings account balance is \$33,407.25.
- b. Kirkpatrick distributed 2016 Budget; Board reviewed and discussed. It shows that the income from dues and plans fees will not be adequate to cover expected 2016 expenses.
- c. She also distributed draft of Budget Report and 2016 Annual Policy Statement; Board reviewed and discussed.

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

- a. **CC&R Rewrite** To be discussed at Oct. 19 Task Force meeting.
- b. **Homes for Sale and Escrows**  
Walquist gave update: 1220 Las Lomas Place is on the market.

### **V. Plans Committee**

- a. **PHOA Policy** No developments
- b. **1111 Las Pulgas Pl. (Seo)** Owner has put house up for sale; remove from agenda.

**c. 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. (Ghoryeshi)** Letter of final approval for hardscape has been drafted. Discussion held on rooftop deck and chimneys.
- v. 1378 Las Canoas (Afifi)** To be discussed in Executive Session
- vi. 16100 Anoka Dr. (May)** Shared north property line fence along neighbor Ron Gonen's driveway will be constructed by Gonen; correct height was determined by survey on file. May has planted hedges; Schulman will contact him to review landscaping plans.
- vii. 16058 Anoka Dr. (Gonen)** Owner has begun the foundation. Bantle will draft letter of final approval, to be signed by Schultz.
- viii. 1085 Palisair Pl. (Orosco)** No developments.

**VI. Landscape Committee**

- a. 949 Las Lomas Ave. (Thomas)** No developments
- b. 1034 Las Lomas Ave. (Vernez)** No developments
- c. 1260 Las Lomas Ave. (Rothman)** No developments
- d. 1227 Las Pulgas Rd. (Hill)** Owners planted trees along property line; Schulman will draft approval letter to include a reminder about maintaining height limit. Remove from agenda.
- e. 16163 Anoka Dr. (Del Colliano)** Landscape plans are approved. Schulman will draft letter. Remove from agenda.

**VII. New Business** PHOA received complaint from owner of 16163 Anoka Dr. about a rooster at neighbor's house; Schulman followed up and asked neighbor to remove it.

The meeting was adjourned at 9:54 p.m.

Next meeting: December 21, 2015 (third Monday of the month).

Respectfully submitted,



Diana Ungerleider, PHOA Secretary

