

## **Palisair Home Owners Association**

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

[www.palisair.org](http://www.palisair.org)

[palisair@gmail.com](mailto:palisair@gmail.com)

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 DECEMBER 21, 2015 MINUTES**

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

**II. Approval of 11-16-15 and 11-30-15 Minutes** Minutes from the previous two meetings were reviewed.

- a. 11-16-15 Minutes were approved as amended.
- b. 11-30-15 Minutes were approved as written.

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

- a. **Bank Balances** Postponed
- b. **Dues delinquencies** Walquist and Weisberg will write letters to owners who haven't paid their dues.

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

- a. **Board Resignations** Walquist and Olan are resigning as of Jan. 31, 2016. Olan will continue to do bookkeeping until a replacement treasurer is found.
- b. **Nominating Committee Report** Three candidates nominated to run for the three slots on the 2016 Board (Broderick, Ungerleider and Weisberg) were accepted by the Board. Ballots will be counted by Inspector of Elections at public meeting on Monday, February 1, 2015 at home of Diana Ungerleider.
- c. **2016 Annual Meeting** Kirkpatrick reported that there will not be a guest speaker; instead there will be a report and discussion on the CC&R Survey

results. Meeting is scheduled for Tuesday, February 9, 2016 at 7:00 p.m. at the Presbyterian Church.

**d. Mailing** will go out on December 28, 2015 and will include ballots and CC&R rewrite packet, plus a survey of homeowners opinions on rewrite issues.

**e. CC&R Rewrite** Three meetings have been scheduled to educate home owners about CC&R rewrite. Board members and volunteers will go door-to-door to encourage people to attend a meeting.

**f. For Sale and Escrows** Walquist reported on properties on the market:

**i. 16007 Anoka Drive (estate of Anna Martin)**

**ii. 1111 Las Pulgas Road (Seo)** House was put on the market and then temporarily removed from MLS until January.

**iii. 1220 Las Lomas Place (Levine)**

**iv. 16157 Anoka Drive (Gharib)**

**v. 1217 Las Pulgas Road (Isaacs)** Owners took house off the market and plan to move in.

## V. Plans Committee

**a. PHOA Policy Report** No developments.

**b. 1243 Las Lomas Ave. (Fabian)** Plans were received by Bantle and are being reviewed by Richard Blumenberg. Owner is seeking a variance from LADBS requirement of a 7-foot setback; he is requesting a 1.5-foot variance, which would bring it within the CC&R requirement of a 5-foot setback.

**c. 1111 Las Lomas Ave. (Tishbi)** Broderick reported that he went to LADBS for information; owner is seeking LADBS approval but has not submitted plans to PHOA. Demolition is scheduled for Dec. 28. Bantle sent owner a certified letter but did not get a response. Broderick will check with Bantle on how to proceed with LADBS.

### **d. Under Construction:**

**i. 1227 Las Pulgas Rd. (Hill)** Bantle did a final walk-through on property. Owners are completing fence around property. Remove from agenda.

**ii. 16163 Anoka Dr. (Del Colliano)** Construction is complete; remove from agenda.

**iii. 1038 Anoka Pl. (Schey)** No developments.

**iv. 1054 Palisair Pl. (Ghoreyshi)** Owner was asked to sign a contract on rooftop deck restrictions which was included with letter of final approval. Letter was emailed to him but he has not responded. Kirkpatrick will ask Bantle to follow up.

**v. 1378 Las Canoas (Afifi)** To be discussed in Executive Session.

**vi. 16100 Anoka Dr. (May)** No developments.

**vii. 16058 Anoka Dr. (Gonen)** A slab survey will be done next week to confirm correct height. *Kirkpatrick moved that PHOA pay for survey; discussion followed; Ungerleider seconded; 5 in favor, 1 opposed, 1 abstention; vote passed.*

**viii. 1085 Palisair Pl. (Orosco)** No developments.

**VI. Landscape Committee—Schulman**

- a. 949 Las Lomas Ave. (Thomas)** Schulman and Schultz will go to owner's house and request that he trim trees and oleander bushes that are blocking Vernez's view.
- b. 1034 Las Lomas Ave. (Vernez)** No developments.
- c. 1261 Las Lomas Ave. (Rothman)** Discussion held on how to proceed with getting owner to trim trees. It was agreed that a Board member should contact an affected neighbor and ask him or her to write a formal letter of complaint to Rothman and c.c. the Board. Weisberg will follow up.
- d. 1227 Las Pulgas Rd. (Hill)** Schulman reviewed landscape plans but the PDF version is too small. Weisberg will contact owners and request larger set.
- e. 16021 Anoka Dr. (Nathanson)** Postponed.

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

The meeting was adjourned at 9:40 p.m.

Next meeting: **January 18, 2016** (third Monday of the month).

Respectfully submitted,



Diana Ungerleider, PHOA Secretary