

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

JANUARY 18, 2016

MINUTES

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

Guests present: Dawn Hill, Chuck Emerick, Howard Weisberg and Brian Bradford.

II. Approval of 12-21-15 Minutes Minutes from the previous meeting were reviewed. Minutes were approved as amended.

III. Treasurer's Report

a. Bank Balances Olan reported that checking account balance is \$17,671.42 and savings account balance is \$32,407.25.

b. Dues delinquencies 93 homeowners have paid their 2016 dues so far; a few have paid balances due for prior years. Olan and Walquist will send reminder letters to those who have not paid.

IV. Membership and Governance

a. CC&R Rewrite Kirkpatrick reported on results of recent survey. 31 surveys have been returned so far. Board members will go door to door if necessary to collect surveys from homeowners who did not mail them.

b. 2016 Annual Meeting Kirkpatrick reported that Inspector of Elections is Melanie Bauer who will oversee ballot count on February 1, 2016 at Diana Ungerleider's home.

c. 2016 Election 36 ballots have been received so far; 47 ballots are required to make election valid.

d. Discussion held on issue of "art jury"; to be explored further.

- e. **Homes for Sale and Escrows** Walquist reported on recent activity:
 - i. **16007 Anoka Dr.** In escrow.
 - ii. **1111 Las Pulgas Pl.** For sale.
 - iii. **1220 Las Lomas Pl.** For sale.
 - iv. **16157 Anoka Dr.** For sale.

V. Plans Committee

a. PHOA Policy/ Procedures

- i. Bantle reported that the slab survey requirement will be included in the Application Process and Fees for Alteration or Construction.
- ii. Discussion held on issue of electric fences. PHOA received a complaint from a homeowner about an electric fence on a neighbor's property. Electric fences are illegal in residential areas. Schultz will respond to complaint.

b. 1243 Las Lomas Ave. (Fabian) Owners are seeking Preliminary Approval. Plans were received and reviewed by Richard Blumenberg. Owner is seeking a variance from LADBS-required 7 foot setback (a 1.5 foot variance on setback on side of house, which would be within the 5-foot limit required by CC&Rs). Site was visited by Kirkpatrick and Bantle and it was determined that there is no view obstruction related to the addition. Board reviewed plans.

Kirkpatrick moved to grant Preliminary Approval; Ungerleider seconded; passed unanimously.

c. 1111 Las Lomas Ave. (Tishbi) Owner submitted a PDF of plans for new construction but needs to submit full-size plans for review by Blumenberg. The PDF was reviewed briefly but no decision can be made until large plans are received.

d. Under Construction

- i. **1038 Anoka Pl. (Schey)** No report.
- ii. **1054 Palisair Pl. (Ghoreyshi)** Kim Bantle and Ungerleider will meet with owner to get his signature on final approval letter and rooftop deck agreement.
- iii. **1378 Las Canoas (Afifi)** To be discussed in Executive Session.
- iv. **16100 Anoka Dr. (May)** No report.
- v. **16058 Anoka Dr. (Gonen)** Slab survey was conducted; height of slab and current beams conform with approved construction plans.
- vi. **1085 Palisair Pl. (Orosco)** No report.

VI. Landscape Committee

- a. **949 Las Lomas Ave. (Thomas)** Schultz and Schulman will contact owner and visit site.
- b. **1034 Las Lomas Ave. (Vernez)** No developments.
- c. **1261 Las Lomas Ave. (Rothman)** No developments.
- d. **1227 Las Pulgas Rd. (Hill)** Bantle visited site; all is fine; remove from agenda.

e. 16021 Anoka Dr. (Nathanson) Schulman received landscaping plans which appear to be fine; she will contact owners about fence under construction.

VII. Old Business/ New Business None

The meeting was adjourned at 8:35 p.m.

Next meeting: **February 15, 2016** (third Monday of the month).

Respectfully submitted,

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

Diana Ungerleider, PHOA Secretary