

# Palisair Home Owners Association

A NON-PROFIT CORPORATION

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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

FEBRUARY 15, 2015

### MINUTES

**I. President Francine Kirkpatrick called the meeting to order at 7:10 p.m.** at Miriam Schulman's residence. Present: Suzanne Weisberg, Francine Kirkpatrick, Miriam Schulman, David Schultz, Diana Ungerleider and Kim Bantle. Absent: Roger Broderick. **Guests present:** Howard Weisberg, Brian Bradford, Valerie Henderson, Elliot Tishbi, Scott Henderson, Rachel Schultz, architect Shahram Berjis, contractor Bob Badiyan, Robert Lennon and PHOA architect Richard Blumenberg.

**II. Approval of 1-18-16 Minutes** Minutes from the previous meeting were reviewed. Minutes were approved as written.

### III. Treasurer's Report

Ungerleider reported that as of 1-31-16, checking account balance is \$18,914.26 and savings account balance is \$32,500.11.

### IV. Membership and Governance

**a. Board of Directors** *As Howard Weisberg has shown himself to be an exceptionally valuable contributor to the CC&R rewrite task force, Kirkpatrick moved to accept Howard Weisberg as new member of the Board; Schulman seconded; passed unanimously.*

**a. CC&R Rewrite** PHOA Task Force is continuing to meet once a week to work on rewrite.

**b. For Sale and Escrows** Suzanne Weisberg reported that escrow will close on March 4 for 16007 Anoka Drive (formerly Anna Martin's estate).

### V. Plans Committee

**a. PHOA Policy/ Procedure Report Postponed**

**b. Under Review:**

**i. 1243 Las Lomas Ave. (Fabian)** No developments.

**ii. 1111 Las Lomas Ave. (Tishbi)** Owner is seeking preliminary approval, including a height variance. Board requested that owner put up a full set of story poles which should indicate the following:

- The height of the average grade datum is 9 inches below the first floor.
- Height and shape of the front door roof
- Outline of the roof and pitch of roof with bands (ok to attach to current roof)
- 4 corners of the rooftop deck and rear deck from the floor to top of guard rail.

The plans also need to be revised to show the correct height of the structure. A rendering of the project needs to be submitted to further clarify the scope of work.

**c. Under Construction**

**i. 1038 Anoka Place (Schey)** No developments.

**ii. 1054 Palisair Place (Ghoreyshi)** Rooftop deck agreement needs to be revised to clarify the height restriction in paragraph one, noting that the condensers are fine as long as they are not higher than 15'6".

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

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

**v. 16058 Anoka Dr. (Gonen)** Owner is seeking preliminary approval for additional, below-ground structure. Board reviewed and discussed plans. *Given that there is no view obstruction, Ungerleider moved to grant preliminary approval for addition provided that it will not extend beyond retaining wall and into exterior garden space; Weisberg seconded; passed unanimously.*

**vi. 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. 1261 Las Lomas Ave. (Rothman)** No developments.

**d. 16021 Anoka Dr. (Nathanson)** Recently planted shrubs are within the setback area but exceed the 3 ½ foot height limit.

**e. 1170 El Medio Ave. (Gallagher)** Neighbor Rick Barber has asked owners to trim hedges to the height of chain link fence. Board had visited both houses on 2-13-16 and discussed issues before voting. *Kirkpatrick moved that in keeping with the CC&Rs, the hedge along Barber's wall be kept at 6-ft. height and that the planting down the hill, next to the chain link fence be maintained at or below height of fence; Schulman seconded; passed unanimously.* Landscape Committee will follow up. Remove from agenda.

**f. 1227 Las Pulgas Pl. (Hill)** Owner requested a letter of approval from PHOA but full-size landscaping plans were never received, only a PDF delivered by email that was too small to read. Bantle and Weisberg both visited site recently and everything appears to be in compliance. Weisberg will follow up. Remove from agenda.

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

The meeting was adjourned at 9:00 p.m.

Next meeting: **Monday, March 21, 2016** (third Monday of the month)

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Miriam Schulman". The signature is fluid and cursive, with a large initial "M" and "S".

Miriam Schulman, Acting Secretary