

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 ANNUAL MEETING FEBRUARY 9, 2016 MINUTES

I. President Francine Kirkpatrick called the meeting to order at 7:15 p.m. at the Presbyterian Church. Board members present: Suzanne Weisberg, Vi Walquist, Diana Ungerleider and Francine Kirkpatrick. Absent: Karen Olan, Roger Broderick and Miriam Schulman. Also present: Kim Bantle; about 40 home owners.

II. Election Report for 2016 Board of Directors

Kirkpatrick reported that as a result of the recent election, Suzanne Weisberg, Roger Broderick and Diana Ungerleider were re-elected to the Board. She also announced the recent resignation of Board members Karen Olan and Vi Walquist.

III. Treasurer's Report

a. Kirkpatrick reviewed 2015 Budget to Actual report and led discussion on financial issues. She explained that a considerable portion of PHOA's operating expenses go towards fees for professional architectural consultations, most of which are offset by plans fees. The other major expense is legal services, divided between CC&R-rewrite expenses and fees generated from homeowner dissatisfaction related to construction plans.

b. As in 2015, we anticipate that in 2016 our expenses will continue to outstrip income. In 2016 the balance of the CC&R rewrite expense will be taken from, and will probably deplete, our Reserve account. In 2017 higher plans fees will be in full force and we anticipate lowered legal expenses with new CC&Rs that better protect homeowner interests. This will allow us to hopefully begin to replenish our Reserve fund and prevent a Special Assessment to the membership.

IV. Landscape Committee Report

Weisberg reported on activities of Landscape Committee (formerly Tree Committee), including view obstruction problems that were successfully resolved in 2015. She also explained how homeowners can get help from PHOA to resolve disputes.

V. Plans Committee Report

a. Kim Bantle reported on Plans Committee work and described process by which homeowners submit plans and apply for preliminary and final approval. She also explained that PHOA's increased legal expenses were comparable to those of other HOAs who are suffering the same increased financial burden.

b. Kirkpatrick described PHOA's ongoing legal issues related to plans, including one current lawsuit, as well as threats of lawsuits which have required tendering notice to PHOA's insurance company.

c. Several attendees expressed dissatisfaction that plans review expenses are not being covered by plans fees. Kirkpatrick explained that the goal is for all plans-related expenses be covered by plans fees. However, this is a transition year as earlier submissions still being reviewed are under contract with the older, lower plans fee structure. Going forward, all plans submissions will be on the new, higher fee structure anticipated to better cover expenses. In addition, legal expenses are expected to significantly lessen once the new CC&Rs are hopefully implemented.

VI. CC&R Rewrite

a. Kirkpatrick reviewed the results of the recent survey that went out to all homeowners regarding their preferences for the new CC&Rs. 66 surveys have been returned so far. The three issues that were on the survey were view protection, flat roofs and rooftop decks. The vast majority of survey respondents are in favor of prohibiting flat roofs and are also in of favor of increased view protection. While the majority of homeowners are in favor of rooftop decks with strong restrictions, a significant number favor prohibiting rooftop decks all together. Kirkpatrick also explained the process by which PHOA is working to rewrite the CC&Rs.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

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

Diana Ungerleider, PHOA Secretary