

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

SPECIAL BOARD MEETING

MAY 5, 2016

MINUTES

- I. **The meeting was called to order** at 7:10 p.m. at the home of Miriam Schulman. Board members present: David Schultz, Roger Broderick, Diana Ungerleider, Miriam Schulman and Francine Kirkpatrick (by speaker phone). Quorum was met.
Guests present: PHOA attorney Marc Rohatiner, homeowners Chris and Marion Ball, the Ball's attorney Greg Aldisert, homeowners Faryan and Leila Afifi, and neighbors Jeanne Allen, Julie Slutzker and Gael Buzyn.
- II. The Board regretfully accepted the resignation of Board members Suzanne Weisberg and Howard Weisberg, effective 5/4/16.
- III. **The purpose of the meeting** was to discuss the Afifi's request for final approval for their construction at 1378 Las Canoas Road, and the Ball's request for approval of their landscaping plan at 1321 Las Pulgas Road. After lengthy discussion,
 - a. *Ungerleider moved to grant final approval of the Afifi's LADBS- approved plans, pursuant to which they are constructing their residence located at 1378 Las Canoas Road; Schulman seconded; passed unanimously.* The board will provide the Afifis with a formal letter as well, as was done with the preliminary approval that was issued on March 25, 2014, to confirm the final approval.
 - b. *Schulman moved to approve the landscaping plan attached hereto as Exhibit A, subject to the Board deciding later when the landscaping is installed what will be the proper height and trimming that should be maintained in*

connection with the concerns raised by the parties and the governing CC&Rs; Schultz seconded; passed unanimously.

The Board understands that:

- i. The landscaping plan attached as Exhibit A refers to thirty-two (32) trees; Schinus Molle, Pinus Eldarica, Rhus Lancea and Arbutus Oneda trees; and a plot map that illustrates where on the Balls property that the trees/landscaping will be planted.
- ii. As referenced in the first paragraph on page 2 of the March 18, 2016 letter brief provided by Mr. Aldisert on behalf of the Balls that (a) the landscaping plan “would not affect the views anywhere on Mr. Afifi’s property within the first, second or third floors of the new house or on any of the second or third levels of the deck;” and (b) the “main impairment” issue, which will be among the issues that will be addressed by the board after installation of the landscaping plan, is “to the view...while sitting in the jacuzzi attached to the infinity pool on the bottom level” deck.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

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

Diana Ungerleider, PHOA Secretary