

## **Palisair Home Owners Association**

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

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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**

**JUNE 20, 2015**

**MINUTES**

**I. Vice-President David Schultz called the meeting to order at 7:10 p.m.** at Diana Ungerleider's residence. Present: Miriam Schulman, David Schultz, Brian Bradford, Diana Ungerleider, Roger Broderick and Kim Bantle. Guests present: Howard Weisberg, Suzanne Weisberg, Rachel Schultz and Chuck Emerick.

**II. Approval of 5-5-16 and 5-16-16 Minutes** Minutes from the previous meeting were reviewed. Minutes were approved as amended.

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

- a. **Bank Balances** Ungerleider reported that checking account balance is \$11,635.01 and savings account balance is \$32,510.85.
- b. **Dues delinquencies** Postponed
- c. **Appeals policy for homeowners unable to pay dues** Postponed.

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

- a. **CC&R Rewrite** Howard Weisberg reported that he and Kirpatrick are continuing to work on rewrite and have completed a "wish list" and a list of procedures. Once complete, the Board will review and then it will go to a CC&R attorney. Final step will be to circulate to entire PHOA membership for two votes: one vote to approve the amendments, and a separate vote to approve a dues increase.
- b. **For Sale and Escrows** Suzanne Weisberg reported that there were no home sales last month. Bradford reported that escrow has closed on 16100 Anoka Drive.
- c. **Insurance Policy** Howard Weisberg gave update on PHOA's insurance policy.

He has applied for renewal of current policy with Lloyd's of London. He also has researched a new General Liability policy with another company which would provide \$2,000,000 of coverage for \$3,000, plus a \$1,000,000 umbrella policy, with no deductible. *Schultz moved to approve application for new insurance policy; Schulman seconded; 4 in favor, 1 abstention; passed.*

**d. Board Members** Discussion held on need for new Board members. President Francine Kirkpatrick resigned on June 15 because of medical reasons.

## **V. Plans Committee - Bantle**

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

### **b. Under Review:**

**i. 1243 Las Lomas Ave. - Fabian** City stamped plans were submitted and checked against the previously submitted and approved plans in May that were pending final comparison check. The plans appear to be the same with the exception of a reduced roof overhang in the rear of the property. Final approval letter will be sent with stamped plans.

**ii. 1111 Las Lomas Ave. - Tishbi** The homeowner appears to have submitted new plans to the city listed as a remodel. Nothing has been submitted to the PHOA and there has been no communication. Board decided that a letter is to be sent via certified mail and email reiterating that the PHOA has not received or reviewed anything nor have they been asked to act on any new set of plans.

**iii. 1341 Las Canoas - Koch** The homeowners have signed the preliminary approval letter and initialed plans. They are awaiting approval from the Coastal Commission.

### **c. Under Construction:**

**i. 1038 Anoka Pl. - Schey** No developments.

**ii. 1378 Las Canoas - Afifi** – No developments; still waiting for owner to sign letter of final approval.

**iii. 16100 Anoka Dr. - May** Fence that was installed along north side of property has been lowered 8.5 inches. Schultz will contact May and Ron Gonen to see if there are any outstanding issues with regards to the fence height that was agreed on. House was sold and escrow closed.

**iv. 16058 Anoka Dr. - Gonen** Homeowner refused to sign final approval letter for revised roofing plan showing solar panels and condensers due to the requirement of a sound report. Schultz and Bradford will follow up.

**v. 1085 Palisair Pl. - Orosco** No developments.

## **VI. Landscape Committee - Schulman**

**a. 949 Las Lomas - Thomas** Schultz suggested that if PHOA gets a view obstruction complaint from an affected neighbor and owner does not respond or comply, we should contact the affected neighbor and explain the process. He will write letter to Thomas and cc George Vernez.

**b. 1034 Las Lomas Ave. - Vernez** No developments.

**c. 1261 Las Lomas Ave. - Rothman** Schulman will write letter to owner and check with affected neighbor Gael Buzyn first.

**d. 16100 Anoka Dr. - May** No developments.

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

The meeting was adjourned at 9:50 p.m.

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

Respectfully submitted,

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

Diana Ungerleider, PHOA Secretary