

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

JULY 18, 2016

MINUTES

I. President Francine Kirkpatrick called the meeting to order at 7:20 p.m. at Miriam Schulman's residence. Present: Miriam Schulman, David Schultz, Brian Bradford, Roger Broderick, Francine Kirkpatrick and Kim Bantle. Absent: Diana Ungerleider. Guests present: Howard Weisberg, Suzanne Weisberg and Karen Olan.

II. Approval of 6-20-16 and 7-9-16 Minutes Minutes from the 6/20/16 meeting were reviewed and approved as amended. Minutes from the 7/9/16 Special Board meeting were reviewed and included Ungerleider's request to change her vote during that meeting from "against" to "in favor". The Board accepted her vote change making the ruling unanimous. Minutes were approved with this and other amendments.

III. Treasurer's Report

- a. **Bank Balances** Schulman reported that checking account balance is \$6,763.01 and savings account balance is \$32,513.51. Board discussed PHOA budget and expenses. Insurance costs have increased significantly.
- b. **Dues delinquencies** Former treasurer Karen Olan described three different types of delinquencies. Bantle, Schulman and Olan will meet to review the CC&Rs and draft a letter to send to delinquent owners. Letter will be tailored it to fit the three categories.
- c. **Appeals policy for homeowners unable to pay dues** As has been done in the past, Board agreed that owners should write letter to PHOA explaining why they are unable to pay dues.

IV. Membership and Governance

- a. **CC&R Rewrite** Kirkpatrick and Howard Weisberg are close to completing a "wish list" and expect to have a detailed proposal soon for Board review.

b. For Sale and Escrows Suzanne Weisberg reported that there were no home sales last month. She will send a letter to 16044 Anoka Drive, inquiring about current owner after previous owner passed away.

c. Insurance Policy Howard Weisberg reported on his efforts to obtain a new Directors and Officers insurance policy with Lloyd's of London. *Kirkpatrick moved to accept new policy; Bradford seconded; passed unanimously.*

d. Board Members Discussion held on need for new Board members. It will be discussed at the annual meeting in February 2017. Schultz suggested sending a letter to the general membership asking for volunteers; he will draft it.

e. Given that PHOA now has General Liability as well as D&O Insurance coverage, Howard and Suzanne Weisberg voiced willingness to return to Board membership. *Kirkpatrick moved to accept Howard and Suzanne Weisberg as Board members; Schulman seconded; 4 in favor, 1 opposed.*

V. Plans Committee - Bantle

a. PHOA Policy/Procedure Report Kirkpatrick and Bantle revised the "Application Process and Fees for Alteration or Construction" document which is currently on the PHOA website. Plans Fee increase was also discussed. After Board had reviewed and made revisions, *Kirkpatrick moved to accept revised document and Plans Fee increase; Bradford seconded; passed unanimously.*

b. Under Review:

i. 1243 Las Lomas Ave. - Fabian PHOA letter of final approval was signed. Construction has not yet begun. Move to "Under Construction".

ii. 1111 Las Lomas Ave. - Tishbi On 7-11-16 PHOA sent certified letter requesting an update; return receipt received. Bradford reported that he spoke with owner who said he had pulled his plans from the City and has decided to do a minimal remodel and sell the house.

iii. 1341 Las Canoas - Koch No developments. Owners are waiting for permits.

iv. 16006 Anoka Dr. - Schulman Reference minutes of 7/9/16 Special Board Meeting ruling. Remove from agenda.

c. Under Construction:

i. 1038 Anoka Pl. - Schey No developments. Bantle will check if project is complete.

ii. 1378 Las Canoas - Afifi Construction continues.

iii. 16100 Anoka Dr. - May Northern property line fence height was lowered by 8 inches; house sold. Remove from agenda.

iv. 16058 Anoka Dr. - Gonen Schulman and Bradford will talk to Schultz to review issues with roof plan and AC condensers. Bradford checked with the City and reported that a sound study is not required because the condensers are 10 ft. from the setback. Discussion held on pursuing an "unsightly" charge, which has not been addressed by the PHOA before.

v. 1085 Palisair Pl. - Orosco As it has been almost one year since plans were given Final Approval with no commencement of construction, the project will be removed from the agenda. Bantle will write letter to owner informing him of this and request that when he prepares to begin construction he is to notify the PHOA and the project will be returned to the Board agenda. Any new plans, or changes to the current plans, will need to be resubmitted to PHOA.

VI. Landscape Committee - Schulman

- a. 949 Las Lomas - Thomas** Schultz will write letter to owner and cc neighbor George Vernez.
- b. 1034 Las Lomas Ave. - Vernez** No developments.
- c. 1261 Las Lomas Ave. - Rothman** No developments.
- d. 16100 Anoka Dr. - May** No developments; remove from agenda.

VII. Old Business/ New Business None

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

Next meeting: rescheduled from August 15, 2016 to **August 22, 2016** (fourth Monday of the month)

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Miriam Schulman', written in a cursive style.

Miriam Schulman, Acting Secretary