

# **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 MARCH 29, 2016 MINUTES**

**I. Vice-president David Schultz called the meeting to order at 7:15 p.m.** at Miriam Schulman's residence. Present: Suzanne Weisberg, Howard Weisberg, Miriam Schulman, David Schultz, Diana Ungerleider, Roger Broderick and Kim Bantle. Absent: Francine Kirkpatrick.

Guests present: Brian Bradford, Valerie Henderson and Rachel Schultz.

**II. Approval of 2-9-16 and 2-15-16 Minutes** Minutes from the previous meetings were reviewed.

- a. Feb. 9 Annual Meeting minutes were approved as written.
- b. Feb. 15 Board meeting minutes were approved as written.

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

- a. **Bank balances** Ungerleider reported that as of 2-29-16, checking account balance is \$20,631.76 and savings account balance is \$32,502.69.
- b. **Dues Delinquencies** Postponed
- c. **Appeals policy for homeowners unable to pay dues** Postponed

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

- a. **Committee Chair Reassignments** Schulman will serve as chair of Landscaping Committee; Weisberg will continue to serve as Home Sales and Escrows (formerly Welcome Wagon) chair.
- b. **CC&R Rewrite** Weekly task force meetings have been discontinued for now. Howard Weisberg and Kirkpatrick will continue to work on rewrite.
- c. **For Sale and Escrows** Weisberg reported that 1239 Las Pulgas Rd. is on the market.

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

**a. PHOA Policy/ Procedures** No report.

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

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

**ii. 1111 Las Lomas Ave. (Tishbi)** PHOA will email owner and request further clarification of the height and scope of the project. Board is waiting for a rendering. The height of the roof may change the visibility of the rooftop deck and railing from some neighbors' perspective. The current story poles do not indicate where the rooftop deck railing will be in relation to the roofline. As the poles do not show where the 15'6" height is from the original grade, the poles do not depict the variance requested.

**iii. 1341 Las Canoas (Koch)** Owner submitted plans and is seeking preliminary approval. Additional information is needed in order to assess the project. Discussion held on whether or not houses can be built on stilts. The CC&Rs prohibit off-pad building without a solid foundation, but the homeowner provided photos showing existing structures within PHOA that were built on stilts. PHOA will need to determine if those structures were approved and if precedence is viable in this situation.

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

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

**ii. 1054 Palisair Pl. (Ghoreyshi)** Owner has agreed to revisit the rooftop deck Covenant and Agreement which restricts anything higher than 15'6".

**iii. 1378 Las Canoas (Afifi)** Richard Blumenberg reviewed plans again and determined that a variance is not needed. Site visit is planned for April 1, 2016.

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

**v. 16058 Anoka Dr. (Gonen)** Owner will submit revised roof plans which include solar panels and location of HVAC units. To be reviewed at next meeting.

**vi. 1085 Palisair Pl. (Orosco)** No developments.

## **VI. Landscape Committee – Schulman**

**a. 949 Las Lomas Ave. (Thomas)** Schultz sent emails to owner. Schultz and Schulman will draft another letter to owner.

**b. 1034 Las Lomas Ave. (Vernez)** No developments.

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

**d. 16021 Anoka Dr. (Nathanson)** No developments.

**e. 1217 Las Pulgas Rd. (Isaacs)** No developments.

**f. 16006 Anoka Dr. (Schulman)** Owner submitted landscaping plans; Board reviewed; everything looks fine.

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

The meeting was adjourned at p.m.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Diana Ungerleider". The signature is written in black ink and is positioned above the typed name.

Diana Ungerleider, PHOA Secretary