

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

MAY 16, 2016

MINUTES

I. President Francine Kirkpatrick called the meeting to order at 7:10 p.m. at Miriam Schulman's residence. Board members present: Miriam Schulman, David Schultz, Francine Kirkpatrick, Diana Ungerleider and Roger Broderick. Also present: Richard Blumenberg and Kim Bantle.

Guests present: Suzanne and Howard Weisberg, Brian Bradford, Chuck and Connie Emerick, Klaus and Ilana Koch, and Barbara and John Edelman.

II. Approval of 3-29-16 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 \$16,030.91 and savings account balance is \$32,508.10
- b. **Dues delinquencies** Postponed
- c. **Appeals policy for homeowners unable to pay dues** Postponed.

IV. Membership and Governance

- a. **CC&R Rewrite** Kirkpatrick and Howard Weisberg are continuing to work on rewrite.
- b. **New Board member** *Kirkpatrick moved to accept Brian Bradford as new Board member; Schultz seconded; passed unanimously.*
- c. **PHOA Insurance** Howard Weisberg has volunteered to look for insurance carriers and will report to Board every month. He reported on his search for liability insurance and Director's and Officers insurance.

- d. **Home Sales and Escrows** Suzanne Weisberg will continue to volunteer and report to Board.
 - i. **16100 Anoka Drive:** in escrow.
 - ii. **16157 Anoka Drive:** for sale.
 - iii. **16007 Anoka Drive:** sold; escrow has closed.

V. Plans Committee – Bantle

a. **PHOA Policy** No developments.

b. Under Review:

i. **1243 Las Lomas Ave.- Fabian** PHOA reviewed plans for final approval. Plans did not have LADBS stamp. *Ungerleider moved to grant final approval pending receipt of plans with LADBS approval stamp, plus verification that the city-stamped plans match the plans that the PHOA has in its possession; Broderick seconded; passed unanimously.*

ii. **1111 Las Lomas Ave. – Tishbi** PHOA sent owner a letter via US Mail and email on April 12, 2016 restating conditions that need to be met before we can proceed with an evaluation on the project. No response to date. Homeowners Barbara and John Edelman, who live on Maroney Lane directly below Tishbi's property, expressed concerns about construction and possible hillside destabilization.

iii. **1341 Las Canoas Rd. – Koch** Following Board review and a neighborhood meeting, the Board agreed to grant two height variances for the observation deck and trampoline deck on stilts. It was suggested at a neighborhood meeting that the landscaping be kept intact in order to cover the stilts. *Kirkpatrick moved to grant preliminary approval for the pool and decks submittals, including two height variances, contingent upon landscaping continually covering the stilts of all three proposed decks; Bradford seconded; 4 in favor, 1 opposed; motion passed.*

c. **Under Construction**

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

ii. **1054 Palisair Pl.- Ghoreyshi** Owner signed the Covenant and Agreement for the rooftop deck and it has been recorded with the LA County Recorder. Remove from agenda.

iii. **1378 Las Canoas Rd. – Afifi** A site visit was conducted on April 15, 2016. Board voted on May 5, 2015 to grant final approval.

iv. **16100 Anoka Dr. – May** Owner installed a fence around perimeter of property without submitting plans to PHOA for front, back and south property lines. The fence in the front is in the city setback. In relation to the north property line fence, installation occurred prior to Board-requested review to determine compliance with the height that was agreed on at the Oct. 11, 2015 Special Board Meeting. An affected homeowner commissioned a survey that showed the fence to be higher than Board ruling allowed. The house is in escrow. *Broderick moved that the board*

send a letter to the homeowner stating that the fence must be lowered on the north side of the property; Schulman seconded; passed unanimously.

- v. **16058 Anoka Dr. - Gonen** Roof plans showing location of solar panels and HVAC were submitted and shown to be below the 15.5 ft. height limit. Noise is a potential concern for neighbors although the owner said he would be using new, quieter condensers. *Broderick moved to approve the roof plans for solar panels and HVAC system, contingent upon compliance with LA City Sound Ordinance; a copy of sound report is to be sent to the PHOA upon completion; Bradford seconded; passed unanimously.*
- vi. **1085 Palisair Pl. - Orosco** No developments.

VI. Landscape Committee

- a. **949 Las Lomas Ave. - Thomas** No developments.
- b. **1034 Las Lomas Ave. - Vernez** No developments.
- c. **1261 Las Lomas Ave. - Rothman** No developments.
- d. **16021 Anoka Dr. - Nathanson** No developments; remove from agenda.
- e. **1217 Las Pulgas Rd. - Isaacs** Suzanne Weisberg reported that she spoke with owner who agreed to trim trees to satisfy neighbor's complaint. Remove from agenda.
- f. **1321 Las Pulgas Rd. - Ball** Landscaping plans were approved at a special Board meeting on 5-5-16. Tree committee will follow up. Remove from agenda.
- g. **16100 Anoka Dr. - May** Property is in escrow; buyer Ron Levinson is requesting a variance from PHOA for landscaping and fence that he wants to install in area along street that is on City property. City approval needs to be obtained before PHOA conducts a variance evaluation. Schulman will follow-up.

VII. Old Business/ New Business None

The meeting was adjourned at 9:30 pm.

Next meeting: **June 20, 2016** (third Monday of the month)

Respectfully submitted,



Diana Ungerleider, PHOA Secretary

