

## **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**

**AUGUST 22, 2016**

**MINUTES**

**I. Secretary Diana Ungerleider called the meeting to order at 7:15 p.m.** at Miriam Schulman's residence. Present: Miriam Schulman, Brian Bradford, Roger Broderick, Diana Ungerleider, Howard Weisberg, Suzanne Weisberg, Kim Bantle and David Schultz, who arrived at 8:30 p.m. Absent: Francine Kirkpatrick.

Guests present: Schulman's guest John Gilliland and homeowner Hal Oliver.

**II. Approval of 7-18-16 Minutes** Minutes from previous meeting were reviewed. Minutes were approved as written.

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

**a. Bank Balances** Ungerleider reported that checking account balance is \$3,127.08 and savings account balance is \$32,510.93.

**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 Kirkpatrick are close to completing a "wish list" for CC&R rewrite and will review it with CC&R attorney before presenting to the Board.

**b. For sale and escrows** No news.

**c. Insurance policy** No developments; remove from agenda.

**d. Board members** Discussion held on need for new Board members and volunteers. Also needed: bookkeeper/treasurer who would be paid; secretary, possibly a paid position if a volunteer cannot be found. When the CC&R rewrite is complete, PHOA will be able to raise dues and afford additional expenses. Schulman will contact Karen

Olan and ask for a description of the treasurer's job; Ungerleider will write list of secretary's responsibilities.

## V. Plans Committee

**a. PHOA Policy** Bradford and Kirkpatrick met with LADBS's California State Green Code Plan Checker who stated that even though glaring reflective "cool" roofs are not required if Energy Efficiency standards are met, the California Green code does require glaring roofs on roof slopes equal to or less than 2" for every 12". PHOA Application procedures will be updated accordingly.

### **b. Under review:**

- i. 1111 Las Lomas Ave.- Tishbi** Bradford reported that owner is planning to rent out the house after completing minor improvements. Remove from agenda.
- ii. 1341 Las Canoas- Koch** Owner is waiting for Coastal Commission approval.
- iii. 1160 El Medio Ave. - Gonzalez** Plans Committee visited site. Owner is seeking a height variance. PHOA will do limited story pole installation followed by a neighborhood meeting. Additional plan pages still needed.

### **c. Under construction:**

- i. 1038 Anoka Pl. - Schey** Construction is complete; remove from agenda.
- ii. 1378 Las Canoas - Afifi** Construction is ongoing.
- iii. 16058 Anoka Dr. - Gonen** Bantle will revise letter of final approval for roof plan and exclude the requirement for a sound study. Owner gave assurance that he will address potential condensor noise if needed.
- iv. 1243 Las Lomas Ave. - Fabian** No developments.

## VI. Landscape Committee

- a. 949 Las Lomas - Thomas** No developments.
- b. 1034 Las Lomas Ave. - Vernez** No developments.
- c. 1261 Las Lomas Ave. - Rothman** No developments.
- d. 1170 El Medio Ave. - Gallagher** Neighbor Rick Barber has asked PHOA to help resolve a dispute with Gallaghers about fence. Issue has to with property lines, which PHOA does not deal with. Schulman will advise him to do a survey. Remove from agenda.
- e. 1341 Las Canoas - Koch** Property has large eucalyptus tree that blocks a neighbor's view. The neighbor asked for PHOA help. Schulman will follow up.

## VII. Old Business/ New Business

**a. BHO/BMO Ordinances** Homeowner Hal Oliver reported on new proposed city ordinances: BHO (Baseline Hillside Ordinance) and BMO (Baseline Mansionization Ordinance) and how they might affect the PHOA community. Public hearings on the ordinances are scheduled for Aug. 25 and Sept. 13. Ungerleider will email a notice to our membership about the hearings and encourage homeowners to attend. Discussion held on the need for a task force to study the issues; Board is in support.

**b. Legal Help** Discussion held on hiring the Adams-Stirling law firm on retainer. *Suzanne Weisberg moved that PHOA engage the Adams-Stirling law firm; Bradford seconded; 6 in favor, 1 opposed; vote passed.* Howard Weisberg will follow up.

The meeting was adjourned at 9:40 p.m.

Next meeting: **September 19, 2016** (third Monday of the month).

Respectfully submitted,

A handwritten signature in black ink that reads "Diana Ungerleider". The signature is written in a cursive, flowing style.

Diana Ungerleider, PHOA Secretary