

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

SEPTEMBER 19, 2016

MINUTES

I. Howard Weisberg called the meeting to order at 7:10 p.m. at Miriam Schulman's residence. Present: Miriam Schulman, Brian Bradford, Roger Broderick, Diana Ungerleider, Howard Weisberg, Suzanne Weisberg and Kim Bantle. Absent: Francine Kirkpatrick and David Schultz.

Guests present: homeowner Dawn Hill.

II. Approval of 8-22-16 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 \$2,460.21 and savings account balance is \$32,519.01.

b. Dues delinquencies Schulman and Bantle will draft a letter to delinquent owners.

c. Annual membership and financial mailing Former treasurer Karen Olan has been asked to assist Kirkpatrick in drafting a budget, to be reviewed by Board. It will be included in November 1st mailing.

IV. Membership and Governance

a. CC&R rewrite Howard Weisberg and Kirkpatrick will have phone consultation with attorney Adrian Adams of the Adams-Stirling firm and report to the Board. One issue they will discuss is restating vs. amending.

b. Election Rules Attorney Jane Blasingham drafted revised and updated election rules to make them Davis Stirling-compliant. Board will review and give feedback to Howard Weisberg.

c. For sale and escrows Suzanne Weisberg reported that 1124 Las Pulgas Road is for sale. In addition, efforts are being made to contact the new owner of 16044 Anoka Dr., formerly owned by Keith Nolop.

d. Palisades re-zoning Howard Weisberg reported on the recent city hearing that was held on re-zoning and his research on the BHO/BMO ordinances. He drafted a question-and-answer paper to clarify issues; Board reviewed. It was suggested that the Q&A could be posted on Palisair website, and/or emailed to homeowners.

Howard moved that Board authorize paying Richard Blumenberg for up to two hours to review the Q&A document for accuracy; Bradford seconded; passed unanimously.

e. Executive Committee An Executive committee of three Board members is needed, to make decisions in between monthly Board meetings such as approving minor expenditures or hiring professional services. Board is in support.

Howard moved to appoint Kirkpatrick, Schulman and Bradford as the Executive Committee; Ungerleider seconded; passed unanimously. Schulman will notify Schultz about decision.

V. Plans Committee

a. PHOA Policy The new plans application process document was emailed to PHOA membership on Sept. 3 and is up for a 30-day review. To date there have been four mostly positive responses received by email. If there are no strong objections, the document will be posted on Palisair website at the end of the 30 day period, Oct. 3.

b. Under review:

i. 1341 Las Canoas- Koch Owner is waiting for Coastal Commission approval.

ii. 1160 El Medio Ave. - Gonzalez Board reviewed revised renderings which show a 2 foot higher roof. Bantle reported that she tried to arrange story poles but the company's contract was not appropriate for PHOA. The previous plan to erect 5 poles may be inadequate, given the revised plans. Bantle will follow up with owner. Once the poles are in place, a neighborhood meeting will be scheduled.

c. Under construction:

i. 1378 Las Canoas - Afifi Construction is ongoing.

ii. 16058 Anoka Dr. - Gonen Owner signed letter of final approval for solar panels and rooftop AC condensers. Construction is ongoing.

iii. 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. 1341 Las Canoas - Koch Schulman will contact owner about view-blocking tree once their construction project gets under way.

VII. Old Business/ New Business

a. Welcome Wagon Schulman and Ungerleider will coordinate visits to new homeowners and deliver gift baskets, along with CC&Rs and information about PHOA. *Suzanne moved to authorize reimbursement to Schulman for gift basket expenses, not to exceed \$40 per basket; Howard seconded; passed unanimously.*

b. Couples on Board of Directors Kirkpatrick consulted with attorney Jane Blasingham, who advised that a couple serving on the Board is permissible because PHOA's ByLaws do not restrict a husband and wife from becoming members of the Board. She added that "voting rights of a Board member are completely separate and distinct from voting as a member of the association".

The meeting was adjourned at 9:22 p.m.

Next meeting: **October 17, 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