

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 OCTOBER 17, 2016 MINUTES

I. President Francine Kirkpatrick called the meeting to order at 6:00 p.m. at Miriam Schulman's residence. Present: Miriam Schulman, Brian Bradford, Roger Broderick, Diana Ungerleider, Howard Weisberg, Suzanne Weisberg, David Schultz, Francine Kirkpatrick and Kim Bantle. Guests present: homeowners Dawn Hill, Hal Oliver, Chuck and Connie Emerick, Patti Gallagher, Michael Gonzalez and Sunny Foroosh, architect Glenn Bell, Hal and Celeste Erdley,

II. Approval of 9-19-16 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 \$1,965.55 and savings account balance is \$29,521.52.

b. Dues delinquencies Postponed.

c. Annual membership and financial mailing Kirkpatrick reviewed 2016 Budget-to-Actual report and proposed PHOA 2017 budget. Board reviewed and discussed.

Kirkpatrick moved to accept budget; Bradford seconded; passed unanimously.

The budget will be included in Nov. 1 mailing, along with policy statement, budget report and dues bills.

d. Hiring of bookkeeper Kirkpatrick reported on her efforts to find a bookkeeper for PHOA. She reviewed three applications and recommended Melanie Bauer, who is also PHOA's Inspector of Elections. Discussion followed.

Kirkpatrick moved to hire Bauer as bookkeeper beginning on Jan. 1, 2017; Bradford seconded; passed unanimously.

IV. Membership and Governance

- a. **CC&R Rewrite** Kirkpatrick and H. Weisberg will have a conference call with CC&R attorney Adrian Adams on Oct. 24 to review CC&R rewrite.
- b. **Election Rules** New election rules were emailed to the membership for feedback in October; a few homeowners replied with comments. *Bradford moved to approve new election rules; Ungerleider seconded; passed unanimously.*
- c. **For sale and escrows** No report.
- d. **Palisades Re-zoning** No report.

V. Plans Committee -- Bantle

a. **PHOA Policy: Approval of revised Plans Application Process document**

Revised document was emailed to the membership in September for a 30 day review period which ended Oct. 3. A few homeowners gave feedback. Discussion ensued. *Ungerleider moved to approve revised Plans Application Process document; Bradford seconded; 4 in favor; 1 opposed; passed.*

b. Under Review:

i. **1341 Las Canoas - Koch** No developments.

ii. **1160 El Medio Ave. - Gonzalez** Once story poles were installed, Board visited site and adjacent properties to evaluate possible view impact. A neighborhood meeting was then held at the property on Oct. 15th. At tonight's Board meeting homeowners Michael Gonzalez and Sunny Foroosh and their architect Glenn Bell introduced the project. Discussion ensued; several guests voiced concerns about view blockage and possible setting of precedent if approval is given. Owners left unexpectedly in the middle of the meeting. Discussion was held on whether or not to proceed with the vote to approve or disapprove the project. *Schultz moved to postpone the vote until the owners could be present; Howard seconded; 4 in favor, 4 opposed.*

Bantle, as tie-breaker chosen by the Board, voted to postpone the vote. Board will schedule a Special Board Meeting that accomodates the Board's and owners' schedules.

NB: Schulman, Schultz and Kirkpatrick left the meeting prior to Cook presentation.

iii. **16007 Anoka Drive - Cook** Owners submitted an application for deck remodel that is already under construction at rear of property. They presented photographs but no plans. *Bradford moved to approve deck construction; Suzanne seconded; passed unanimously.*

c. Under Construction:

i. **1378 Las Canoas - Afifi** Construction is ongoing.

ii. **16058 Anoka Dr. - Gonen** Construction is ongoing.

iii. **1243 Las Lomas Ave. - Fabian** No developments.

VI. Landscape Committee - Schulman

- 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. 1341 Las Canoas - Koch** No developments.

VII. Old Business/ New Business None.

The meeting was adjourned at 8:45 p.m.

Next meeting: **November 21, 2016** (third Monday of the month).

Respectfully submitted,

A handwritten signature in cursive script that reads "Diana Ungerleider".

Diana Ungerleider, PHOA Secretary