

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 NOVEMBER 21, 2016 MINUTES

I. President Francine Kirkpatrick 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, David Schultz, Francine Kirkpatrick and Kim Bantle. Guests present: Richard Blumenberg, homeowners Chuck Emerick, Michael Gonzalez and Steve Chapin; Gonzalez's architect Glenn Bell, real estate appraiser Steve Timper, and Chapin's architect Mark Pisani.

II. Approval of 10-17-16 Minutes Minutes from previous meeting were reviewed. Minutes were approved as amended.

III. Treasurer's Report

- a. **Bank Balances** Ungerleider reported that checking account balance is \$3,247.01 and reserve account balance is \$24,522.79.
- b. **Dues delinquencies** Postponed.

IV. Membership and Governance

- a. **CC&R Rewrite** Postponed.
- b. **December mailing:**
 1. **Nominating Committee Report**
Kirkpatrick led discussion on the need for an additional Board member, and on the system of staggered terms of office. Ballots will be mailed to homeowners in December and will list 4 candidates: Brian Bradford, Howard Weisberg, Dawn Hill, and Chuck Emerick.
 2. **Annual Meeting** Meeting is scheduled for Tuesday, Feb. 7, 2017 at 7:00 pm at the Presbyterian Church. Ungerleider suggested inviting a representative from the Pacific Palisades Task Force on Homelessness to be our guest speaker. Board is in support. Ungerleider will follow up.
- c. **For sale and escrows** No developments.
- d. **Palisades Re-zoning** Postponed.

V. Plans Committee

a. **PHOA Policy:** Bantle distributed copies of the revised "Palisair Plans Committee Submission and Review Procedures"; Board reviewed and discussed. *Bradford moved to accept revised procedures; Ungerleider seconded; passed unanimously.*

Bantle also distributed a draft of "PHOA Board Policies and Procedures"; Board reviewed and discussed.

b. Under review:

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

ii. **1160 El Medio Ave. – Gonzales**

Following review of plans, specifications and exhibits, two story pole installations, site visits by the Board members and consultation with possibly affected neighbors, the Board reviewed the project again. Owner Mike Gonzalez and his architect Glenn Bell described the scope of the remodel and showed plans and renderings to the Board. Following extensive discussion, *Schultz moved to approve the plans; Bradford seconded; 3 in favor; 4 opposed; one abstention. Approval denied.*

Those who voted to disapprove the plans did so on the grounds that if a height variance were given, the height would unreasonably obstruct or unreasonably diminish the quality and nature of the view from other land in the tract.

iii. **16007 Anoka Dr. - Cook**

Bradford and Bantle visited site to take photos and measurements of deck and to confirm CC&R compliance.

iv. **1055 El Medio Ave. - Chapin**

Owner submitted plans for new construction. Plans were reviewed by Richard Blumenberg. Architect Mark Pisani showed plans and renderings and described project. A height variance would be needed. Board will conduct a site visit.

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 - Rothman** No developments.

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

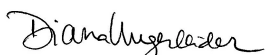
VII. Old Business/New Business

Discussion held on the need to respond to letter that Hal Oliver wrote to PHOA Board in October. Suzanne Weisberg will draft a reply.

The meeting was adjourned at 10:44 pm.

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

Respectfully submitted,



Diana Ungerleider, PHOA Secretary

