

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

JANUARY 23, 2017

MINUTES

I. Howard Weisberg called the meeting to order at 4:10 p.m. at Miriam Schulman's residence. Present: Miriam Schulman, Brian Bradford, Diana Ungerleider, Howard Weisberg, Suzanne Weisberg and Kim Bantle. Absent: David Schultz, Roger Broderick and Francine Kirkpatrick. Guests present: Richard Blumenberg, homeowners Chuck Emerick, Dawn Hill, Kathy Wedeking, Steve Chapin and Mark Pisani, architect for Mr. Chapin.

II. Approval of 12-19-16 Minutes Minutes from previous meeting were reviewed and approved as amended.

III. Treasurer's Report

- a. Bank Balances** Ungerleider reported that checking account balance is \$24,659.69 and reserve account balance is \$24,524.84.
- b. Dues delinquencies** Discussion held on need for sending hand-written letters to delinquent homeowners. Schulman will follow up.
- c. 2016 Budget to Actual Report** Postponed.

IV. Membership and Governance

- a. CC&R Rewrite** Wish list is complete; Board is meeting once a week to review and discuss proposed changes.
- b. For Sale and Escrows** Suzanne Weisberg reported that 1322 Las Pulgas Rd. is for sale.
- c. Annual Meeting** Scheduled for Feb. 7 at 7:00 pm. Ungerleider reported that guest speakers will be representatives from the Palisades Task Force on Homelessness. She will organize refreshments with help from Schulman and S. Weisberg.
- d. Board Policy** Bantle distributed revised draft of "PHOA Board Policies and Procedures"; Board will review and discuss at next Board meeting.

V. Plans Committee-- Bantle

a. Under review:

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

ii. **1160 El Medio Ave. – Gonzales** No developments.

iii. **1055 El Medio Ave. - Chapin** Architect Mark Pisani presented revised plans and described changes. Owner is asking for a variance for two sections of the house that are off-pad and over height, plus a second story that is over the height limit. Owner has agreed to professional story poles set up by PHOA with site visits and a neighborhood meeting, but says he also had set up his own pole to assess view obstruction. Homeowner to submit his variance requests in writing.

iv. **1261 Las Lomas Ave. - Rothman** A site visit is to be conducted by Bantle and Bradford with the 15'6" pole so that photos can be taken of any potential view blockage from neighbors' houses.

v. **1085 Palisair Pl. (Orosco)** Owner submitted a variance request with a PDF of renderings but no architectural plans. They were told that the PHOA requires a full set of architectural plans that must be evaluated by our consulting architect prior to any consideration of a variance. Since the variance is for over height, then story poles would also be required with neighborhood meetings and site visits; only then would a variance be considered. The Orosco's were told that the variance obtained by a prior owner six years ago on different plans will not carry over to new plans.

c. Under construction:

i. **16058 Anoka Dr – Gonen** Construction is ongoing.

ii. **1243 Las Lomas Ave. - Fabian** Construction has begun.

VI. Landscape Committee— Schulman and S. Weisberg

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

The Board discussed the issue of homeowners who submit building plans but also have outstanding violations, such as overgrown trees. *H. Weisberg moved that if homeowners have previously been notified in writing by the Board about violations, the Board will notify them that they have 60 days to correct violations or the PHOA will file a notice of violation on title of property; Bradford seconded; passed unanimously.*

The meeting was adjourned at 6:40 pm.

Next meeting: **February 20, 2017** (third Monday of the month).

Respectfully submitted,



Diana Ungerleider, PHOA Secretary