

# 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 DECEMBER 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: David Schultz and Francine Kirkpatrick. Guests present: homeowner Chuck Emerick.

**II. Approval of 11-21-16 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 \$19,050.56 and reserve account balance is \$24,523.80
- b. Dues delinquencies** Postponed.

### IV. Membership and Governance

- a. CC&R Rewrite** H. Weisberg reported that he and Kirkpatrick have completed a "wish list" for CC&R rewrite, and are ready to discuss with the Board. Special Board meeting will be held on Wednesday, Jan. 18, 2017 to discuss.
- b. December mailing** Mailing will be sent to all homeowners on Dec. 28 and will include ballots to elect Board members.
- c. For sale and escrows** No developments.
- d. Palisades Re-zoning** No developments; remove from agenda.
- e. Committee Assignments** Suzanne Weisberg will replace Miriam Schulman as Chair of Landscape Committee. Suzanne will ask Leila Afifi to volunteer on Sales and Escrow Committee.
- f.** January Board meeting is rescheduled from Jan. 16 to Monday, Jan. 23, 2017 at 4:00 pm.

### V. Plans Committee

#### **a. PHOA Policy:**

Bantle distributed a draft of "PHOA Board Policies and Procedures"; Board reviewed and discussed. Board is in support. Bantle will revise parts of document based on Board feedback; Board will review and discuss at next meeting.

**b. Under review:**

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

**ii. 1160 El Medio Ave. – Gonzales** Letter of non-approval was sent to owner.

**iii. 16007 Anoka Dr. - Cook** Final Approval letter sent and owners signed; remove from agenda.

**iv. 1055 El Medio Ave. - Chapin** Owner is delaying project and indicated he would revise plans to eliminate the flat roof design.

**v. 1261 Las Lomas Ave. - Rothman** Owners submitted plans for kitchen remodel/addition. Bantle presented plans and described project. More information is needed; she will follow up.

**vi. 1085 Palisair Pl. (Orosco)** Owner has indicated that he might re-submit plans and will probably request a height variance.

**c. Under construction:**

**i. 1378 Las Canoas – Afifi** Construction is complete; remove from agenda.

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

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

**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** None

The meeting was adjourned at 9 pm.

Next meeting: **January 23, 2017** (third Monday of the month).

Respectfully submitted,



Diana Ungerleider, PHOA Secretary