

# Palisair Home Owners Association

A NON-PROFIT CORPORATION

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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 FEBRUARY 20, 2017 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, Diana Ungerleider, Howard Weisberg, Suzanne Weisberg, Chuck Emerick, Francine Kirkpatrick, Roger Broderick and Kim Bantle. Absent: David Schultz. Guests present: Dan Ray, Jane Hines and Steve Chapin.

**II. Approval of 1-23-17 Minutes** Minutes from previous meeting were reviewed and approved as amended.

### III. Treasurer's Report

**a. Bank Balances** Treasurer Emerick reported that checking account balance is \$29,284.82 and reserve account balance is \$24,525.88.

**b. Dues delinquencies** Emerick reported that unpaid dues totals \$22,000. He will research options for collecting unpaid dues.

### IV. Membership and Governance

**a. CC&R Rewrite** Board completed review and discussion of CC&R rewrite "wish list" at four recent special meetings. H. Weisberg will send cover letter and wish list to several law firms and request quotes on costs.

**b. For Sale and Escrows** Suzanne Weisberg reported that 1322 Las Pulgas Rd. is in escrow.

**c. Board Policy** Bantle distributed revised draft of "PHOA Board Policies and Procedures"; Board will review and discuss at next Board meeting.

**d. Admin Administrator** Emerick is now in charge of PHOA's Admin website; he will create new password.

**e. PHOA Board member email accounts** Kirkpatrick explained the importance of Board members having dedicated, separate email accounts for PHOA business and distributed list of reasons from the Adams-Stirling law firm; discussion ensued. *She moved to require that all Board members create separate PHOA email accounts for individual board members; Bradford seconded; 3 in favor, 5 opposed.*

N.B. Kirkpatrick left the meeting early for health reasons. Schulman took over running the meeting.

#### V. Plans Committee-- Bantle

- a. **PHOA Policy** Plans Chair Procedures document was reviewed and discussed.

Board is in support.

b. **Under review:**

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

ii. **1160 El Medio Ave. – Gonzales** No developments; remove from agenda.

iii. **1055 El Medio Ave. - Chapin** Story poles will be installed on Feb. 21 and a neighborhood meeting is scheduled for March 5, 2017. Dan Ray and Jane Hines (neighbors of Steve Chapin) asked questions about the project and the process was explained to them.

iv. **1261 Las Lomas Ave. - Rothman** The owners have continued construction without PHOA approval. Board conducted a site visit on Feb. 15 to see if construction will create view blockages for neighbors, but the tall trees and foliage blocked the view of the story pole. Since potential view blockage could not be assessed, the Board could not vote on the project. *Howard Weisberg moved that Bantle will call the owner and ask that trees be trimmed so that an assessment can be made, and then follow up with an email stating that construction began without approval and must be halted; Bradford seconded; passed unanimously.*

v. **1085 Palisair Pl.- Orosco** No developments; remove from agenda.

c. **Under construction:**

i. **16058 Anoka Dr – Gonen** Construction is ongoing. Bantle and Richard Blumenberg visited site. Work is the same as what was submitted except for driveway gate and pilasters, plans for which were not submitted nor approved.

ii. **1243 Las Lomas Ave. - Fabian** Bantle did a site visit. Owners decided to do a smaller amount of work (remodeled doors, windows and painting) due to cost constraints. Construction is complete; remove from agenda.

#### VI. Landscape Committee— S. Weisberg

- a. **949 Las Lomas Ave. -Thomas** No developments. Board agreed that we should wait until new CC&Rs are in place before asking owner to trim trees.
- b. **1034 Las Lomas Ave. -Vernez** No developments.
- c. **1261 Las Lomas - Rothman** No developments.
- d. **1341 Las Canoas - Koch** Schulman reported that owner agreed to cut down eucalyptus tree.

#### VII. Old Business/New Business None

The meeting was adjourned at 9:00 pm.

Next meeting: **March 27, 2017** (rescheduled from March 20).

Respectfully submitted,



Diana Ungerleider, PHOA Secretary