

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
MARCH 27, 2017
MINUTES

I. President Francine Kirkpatrick called the meeting to order at 7:05 p.m. at Miriam Schulman's residence. Present: Miriam Schulman, Brian Bradford, Diana Ungerleider, Howard Weisberg, Suzanne Weisberg, Chuck Emerick, Francine Kirkpatrick and Roger Broderick. Guests present: Dan Ray, Jane Hines, Steve Chapin, Mark Pisani, Joyce Ruskin, Joel Ruskin, Hal Oliver, Dieter Holberg, Fran Rubin, Bruce Rubin and Faryan Afifi.

II. Approval of 2-7-17, 2-20-17 and 1-26-17 Minutes Minutes from previous meetings were reviewed; minutes from 2-7-17 Annual Meeting were approved as amended; the other minutes were approved as written.

III. Treasurer's Report

a. Bank Balances Treasurer Emerick reported that checking account balance is \$27,587.26 and reserve account balance is \$24,526.82.

b. Dues delinquencies Emerick reported that unpaid dues total about \$20,000. He led discussion on the options for collecting dues, including using the services of the Witkin & Neal law firm. He will email information about the firm's services and fees to Board members.

IV. Membership and Governance

a. CC&R Rewrite H. Weisberg submitted our "wish list to three law firms for feedback on quotes; one did not respond and one was two expensive. The Adams-Stirling Law Firm quote was \$6,800 to begin the work. *Weisberg moved to authorize payment of \$6,800 to Adams-Stirling; Schulman seconded; 6 in favor, 1 opposed; one absent. Motion passed.*

b. For Sale and Escrows Suzanne Weisberg reported that Leila Afifi has volunteered to assist with Sale and Escrow Committee.

i. 1322 Las Pulgas Rd. is for sale.

ii. 1204 Las Pulgas Rd. is in escrow.

c. Board Policies and Procedures Postponed until Kim Bantle returns.

d. Admin Administrator Postponed.

e. PHOA Data Base Ungerleider reported that she and Kirkpatrick have revised and updated the PHOA data base which lists all PHOA homeowners and their contact information. Emerick will put it on the Admin website so that Board members can access it. Data base is for Board use only.

V. Plans Committee-- Bantle

a. PHOA Policy Postponed.

b. Under review:

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

ii. **1055 El Medio Ave. - Chapin** Steve Chapin objected to the presence of non-PHOA members on the grounds that it is a violation of Davis-Stirling law. The two attendees left the meeting. Chapin and architect Mark Pisani presented revised drawings and renderings and described the changes that were made. New plans show a smaller house, with no second story. *Weisberg moved that owner should put up poles that show the new location of the wall of the living room and the edge of eaves; Schulman seconded; passed unanimously.* Owner was also given permission to remove current story poles. Board will conduct a site visit on March 29 at the home of Dan Ray and Jane Hines to assess the changes and possible view issues. A special Board meeting will be scheduled for the vote and a notice will be posted on the PHOA website 4 days before the meeting. Kirkpatrick offered to invite interested neighbors to come to her house and see the new plans on Saturday, April 1.

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

iii. **1261 Las Lomas Ave. - Rothman** Howard Weisberg reported that the PHOA received advice from attorney Jane Blasingham, to send her drafted "cease and desist" letter to the Rothmans, as construction has begun without PHOA approval. Board discussed and agreed that instead, a letter will be sent informing owners that they have not received approval from the PHOA for their construction due to view-blocking trees that make evaluation impossible, and that a second letter should be sent regarding the issue of their trees that are blocking neighbors' views. Schulman will draft letter with input from Kirkpatrick.

c. Under construction:

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

VI. Landscape Committee— S. Weisberg

a. **949 Las Lomas Ave. -Thomas** S. Weisberg reported that a new letter of complaint from Georges Vernez was received, asking the PHOA to enforce the CC&Rs and deal with Thomas' trees and shrubs. S. Weisberg will follow-up.

b. **1034 Las Lomas Ave. -Vernez** No developments.

c. **1261 Las Lomas - Rothman** Board discussed and agreed that a new letter should be sent asking owners to trim trees that block views of several neighbors.

d. **1341 Las Canoas - Koch** S. Weisberg reported that owner agreed to cut down eucalyptus tree.

VII. Old Business/New Business

a. David Schultz resigned from the Board in February.

b. Board discussed the idea of imposing fines on homeowners with ongoing violations; to be discussed further.

The meeting was adjourned at 10:25 pm.

Next meeting: **April 17, 2017** (third Monday of the month).

Respectfully submitted,



Diana Ungerleider, PHOA Secretary