

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

MAY 15, 2017

MINUTES

I. Howard Weisberg called the meeting to order at 7:10 p.m. at his residence. Present: Brian Bradford, Diana Ungerleider, Howard Weisberg, Suzanne Weisberg, Chuck Emerick, Roger Broderick. Also present: Kim Bantle and Richard Blumenberg. Absent: Francine Kirkpatrick and Miriam Schulman. Guests present: Dawn Hill; Ron and Inbal Gonen.

II. Approval of 4-17-17 and 4-25-17 Minutes Minutes from two previous meetings were reviewed and approved as amended.

III. Treasurer's Report

a. Bank Balances Treasurer Emerick reported that checking account balance is \$16,552.55 and reserve account balance is \$24,528.87.

b. Dues delinquencies Emerick reported that there are 28 delinquent homeowners; unpaid dues total \$17,363. Late fees and finance charges will be added to delinquent owners' bills. He is researching options for collecting unpaid dues.

c. QuickBooks Consultation To be discussed in Executive Session.

IV. Membership and Governance

a. CC&R Rewrite PHOA paid fee to Adams Stirling firm and payment was received; "wish list" is being reviewed.

b. For Sale and Escrows S. Weisberg reported that two houses have sold: 1322 Las Pulgas Rd. and 1204 Las Pulgas Rd.

c. Board Policies and Procedures The Board reviewed a document to be sent to the membership covering three topics:

i. General Comments Add a General Comments period to each Board meeting agenda, so that homeowners attending meetings would have an opportunity to present general concerns or concerns about a specific agenda item prior to the main agenda.

ii. Meeting Rules Add a paragraph to each month's agenda covering who can attend meetings, decorum at meetings, and audio or video recording.

iii. Fines A change to the Rules and Procedures which outlines the procedure for the Board to impose fines.

Following discussion and deliberation on above three changes, Bradford moved to implement policies; S. Weisberg seconded; five in favor; one opposed; motion passed.

The document will be sent to membership for comment within the statutory 30-day period and then will be considered for adoption at the regular July meeting.

- d. **Executive Committee** To be discussed in Executive Session.
- e. **Board Membership** To be discussed in Executive Session.

V. Plans Committee-- Bantle

- a. **PHOA Policy** No report.
- b. **Under review:**

- i. **1055 El Medio Ave.- Chapin** Preliminary Approval was given at special Board meeting on April 25, 2017. Owner is seeking approval from LADBS.
- ii. **1160 El Medio Ave. - Gonzalez** Owner submitted revised plans which were reviewed by architect Richard Blumenberg. Board reviewed. Full story poles are not needed, but Board agreed that owner should put up 4 poles to show height and location of roofline. A neighborhood meeting will be scheduled.

- c. **Under construction:**

- i. **16058 Anoka Dr – Gonen** Owners Ron and Inbal Gonen spoke about their project and displayed renderings. Construction is well underway on planters and a 6-foot fence. Architect Richard Blumenberg verified that these items are not shown on the plans that were submitted earlier and therefore that they are being built without approval from PHOA. The gonens have now submitted a Lighting Plan, a Planting Plan, and a Hardscape Plan. Board reviewed and discussed each plan separately.

A. Lighting Plan: Following review and deliberation, *H. Weisberg moved to approve plans which include downward-pointing sconces on pilasters that produce a muted or dimmed effect like the ones that were viewed by the Board and shown on the plans; also approved are muted landscape lighting along the driveway that would point down; Bradford seconded; passed unanimously.*

B. Planting Plan: Board reviewed planting plan. *Following deliberation, Bradford moved to approve planting plan, provided that the sweet gum tree shown on plans be eliminated; that the Marina strawberry trees will be allowed to grow to a maximum height of 15 feet; that 4 olive trees will be allowed to grow to a maximum height of 12 feet; that 2 additional trees on east side of property are not to exceed 15 feet; all trees must be maintained at or below agreed upon height; Emerick seconded; five in favor, one abstention; motion passed.* These limits may be reviewed in the future by the landscape committee and adjusted downward if the allowed heights are later seen to block any protected views.

C. Hardscape Plan:

1. Driveway Pilasters and Gate

Location of the gate was verbally agreed to about one year ago, and documented in an email by then-Vice President David Schultz, but never voted on or approved by Board. Since there were no objections for a year, *H. Weisberg moved to confirm approval of location and height of pilasters and driveway gate; Bradford seconded; five in favor; one abstention; passed.*

2. Remainder of Hardscape Plan

After a visit to the site by all present at the meeting, *Bradford moved that, given that the the gate is approved, the fence and the planter do not add additional unreasonable view obstruction or diminishment and therefore the entire hardscape plan is approved. Emerick seconded; 3 in favor; 1 opposed; 2 absents; passed.*

- ii. **1341 Las Canoas Ave. - Koch** Plans were given Final Approval at last meeting; owner signed approval letter and plans.

- iii. **1261 Las Lomas Ave. - Rothman** No developments.

VI. Landscape Committee— S. Weisberg

- a. **949 Las Lomas Ave. -Thomas** No developments.
- b. **1034 Las Lomas Ave. -Vernez** No developments.
- c. **1261 Las Lomas - Rothman** Neighbor Gael Buzy, who has complained about view blocking trees, was advised by PHOA that he could pursue legal action against Rothman, and can reference past board decisions and our recent letter to Rothman for support..
- d. **1170 El Medio Ave. - Gallagher** Postponed until Schulman's return.
- e. **1200 El Medio Ave. - Barber** Postponed until Schulman's return.

VII. Old Business/ New Business None

The meeting was adjourned at 11:00 pm.

Next meeting: **June 19, 2017** (third Monday of the month).

Respectfully submitted,



Diana Ungerleider, PHOA Secretary