

# 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 JULY 17, 2017 MINUTES

**I. Vice President Howard Weisberg called the meeting to order at 7:00 p.m.** at Miriam Schulman's residence. Present: Brian Bradford, Diana Ungerleider, Howard Weisberg, Suzanne Weisberg, Chuck Emerick, Miriam Schulman and Roger Broderick. Absent: Francine Kirkpatrick. Also present: Kim Bantle.

Guests present: Richard Blumenberg (as architect for buyer of 16044 Anoka Drive), Dawn Hill, Dieter Holberg, Adam Goldstein, Jaqueline Chernov (realtor for Goldstein), Joyce Ruskin, Alex Gabayan, Simon and Arpi Simonian.

### II. General Comments

Home owner Adam Goldstein spoke to the Board about his plan to sell his property at 16044 Anoka Drive, which is currently in escrow. The buyer of his house is a developer who plans to build a new house on the site. He asked for guidance on going through the submittal process. Board recommended that he put up story poles so that possible view blockage can be evaluated.

**III. Approval of 6-19-17 Minutes** Minutes from the previous meeting were reviewed and were approved as written.

### IV. Treasurer's Report

**a. Bank Balances** Emerick reported that checking account balance is \$10,302.05 and reserve account balance is \$24,530.92.

**b. Delinquent Dues** Unpaid dues, late fees and interest for 27 home owners total \$24,563.74. Emerick has researched a law firm that handles collections and will continue to pursue action on this.

**c. QuickBooks Consultation** He found a professional bookkeeper who is reviewing PHOA books.

### V. Membership and Governance

**a. CC&R Rewrite** H. Weisberg received the first draft of the restated CC&Rs and By Laws from our CC&R attorney. He will continue to review and add edits and will email a draft to Board for review. He will also seek feedback from home owner and attorney Don Franzen. The final version will be sent to all home owners for a vote.

**b. For Sale and Escrows** No report.

- c. Board Policies and Procedures** No report.
- d. Executive Committee** No report. On future agendas this item will be listed as "Executive Committee/Executive Report".
- e. Board Personnel** *Bradford moved to accept Dawn Hill as a Board member; Emerick seconded; passed unanimously.*
- f. Fine Policy** The new Fine Policy was sent to all homeowners for review on June 3. *H. Weisberg moved that whereas the Board gave preliminary approval to the fine policy at the May 15 Board meeting, and it was sent to all homeowners on June 3 for review and no feedback was received within the mandatory 30-day review period, therefore the policy is now in effect and homeowners will be notified within 15 days; Bradford seconded; 7 in favor, 1 opposed; motion passed.* Ungerleider will email notice and policy to homeowners and will send it by U.S. Mail to those who have not given their email addresses.

## VI. Plans Committee

### **b. Under Review:**

- i. 1055 El Medio Ave.- Chapin** No report.
- ii. 1160 El Medio Ave. - Gonzales** No report.

### **c. Under Construction:**

- i. 16058 Anoka Drive - Gonen** Kirkpatrick requested that Board ask owner to change the direction of the gate so that it opens to the inside instead of to the outside, in order that it not block her view. H. Weisberg spoke with owner and he agreed to keep the gate closed as promised and to also keep noise to a minimum. Remove from agenda.
- ii. 1341 Las Canoas- Koch** No developments.
- iii. 1261 Las Lomas Ave. - Rothman** No developments.

## VII. Landscape Committee

- a. 949 Las Lomas Ave. -Thomas** No developments.
- b. 1034 Las Lomas Ave. -Vernez** No developments.
- c. 1261 Las Lomas - Rothman** No developments.
- d. 1170 El Medio - Gallagher** S. Weisberg reported that complainant Barber has asked PHOA to fine owner.
- e. 1200 El Medio - Barber** No developments.
- f. 1216 Las Pulgas Rd. - Wellwood** Owner was contacted and asked to trim trees.
- g. 1148 Las Pugas Rd. - Darvish** Owner agreed to trim trees.

## VII. New Business/ Old Business

Discussion was held on how best to proceed with enforcement of tree trimming. Board agreed to pursue the longest unresolved violations with notices and fines.

The meeting was adjourned at 9:19 p.m.

Next meeting: August 21, 2017 (third Monday of the month)

Respectfully submitted,



Diana Ungerleider, PHOA Secretary