

# 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

AUGUST 14, 2017

### MINUTES

**I. Vice President Howard Weisberg called the meeting to order at 7:05 p.m.** at his residence. Present: Brian Bradford, Diana Ungerleider, Howard Weisberg, Suzanne Weisberg and Chuck Emerick. Absent: Francine Kirkpatrick, Dawn Hill and Miriam Schulman. Roger Broderick arrived at 9:00 p.m.

Also present: Kim Bantle.

Guests present: Joyce Ruskin, Richard and Joyce Dinel, Laura Cohen, Steve and Pat Sawai, Dean Preston.

## II. General Comments

Homeowner Steve Sawai explained his reasons for not paying PHOA dues.

Homeowner Laura Cohen also discussed the same issue. Both homeowners objected to the imposition of fines and late fees, as well as the letter they received from PHOA explaining the possibility of liens being placed on their properties if dues are not paid. Board members explained the history of PHOA mandatory dues and current policies regarding late fees and interest.

**III. Approval of 7-17-17 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 \$8,818.41 and reserve account balance is \$24,530.92. He distributed the current Balance Statement and Profit and Loss Statement and reviewed with Board.

**b. Delinquent Dues** Unpaid assessments (dues) currently total \$21,549.15; there are 20 homeowners in arrears. The Board has been pursuing collection of payments and has successfully collected over \$4,149. Pre-lien letters have been sent to all homeowners with past-due amounts. PHOA became Davis-Stirling-compliant in 2011, and therefore State law provides that assessments starting with the year 2012 are mandatory, and it spells out late charges and interest that can be collected. It also provides the mechanism of non-judicial foreclosure for collection of unpaid amounts – the same mechanism that the county Assessor and a mortgage holder use.

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## V. Membership and Governance

### a. CC&R Rewrite

- i. H. Weisberg reported that the first draft of the rewrite is complete and will be distributed to the Board soon. Following Board review and attorney review, there will be outreach to the membership.
- ii. Homeowner Richard Dinel spoke about the CC&R rewrite and described his two main concerns: privacy, and house size relative to lot size. He urged the Board to consider these issues during the rewrite process and offered to review draft when it is ready.

### b. For Sale and Escrows No developments.

### c. Board Policies and Procedures No report.

### d. Executive Committee/ Executive Report

During the Executive Session on July 17, the Board voted unanimously to appoint Brian Bradford as an Executive Committee member to replace Kirkpatrick, and to appoint Schulman as an alternate.

## 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. **1341 Las Canoas- Koch** No developments.
- ii. **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** S. Weisberg reported that she spoke with Gael Buzyn (whose view is blocked by Rothman's trees) about pursuing action against owners.

### d. **1170 El Medio - Gallagher** Neighbor Barber has requested that Board do a site visit to evaluate view blockage.

### e. **1200 El Medio - Barber** Neighbor Patti Gallagher has requested that Board do a site visit to evaluate view blockage.

### 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.

### h. **16037 Anoka Dr. - Ohari** Owner's daughter asked for more time to comply.

### i. **1000 Las Lomas Ave. - Streiber** Postponed until next month.

### j. **1177 El Medio Ave. - Emerick** Neighbor Gallagher has requested a site visit by Board to evaluate view blockage caused by hedge.

### k. **Site visits** Bantle will coordinate with Board members and homeowners to do site visits to those properties where it has been requested by owners.

## VIII. New Business/ Old Business

Bantle suggested that the Plans Committee section of future agendas be clarified so that it is obvious which properties will be reported on at Board meeting, and which are still on the agenda because construction has not finished. Ungerleider will follow up.

The meeting was adjourned at 9:30 p.m.

Next meeting: **September 18, 2017** (third Monday of the month)

Respectfully submitted,



Diana Ungerleider, PHOA Secretary