

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

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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

DECEMBER 18, 2017

MINUTES

I. Vice President Howard Weisberg called the meeting to order at 7:05 p.m. at the home of Miriam Schulman. Present: Brian Bradford, Diana Ungerleider, Howard Weisberg, Suzanne Weisberg, Roger Broderick, Chuck Emerick, Dawn Hill and Miriam Schulman. Absent: Francine Kirkpatrick. Also present: Kim Bantle. Guests present: Dieter and Eva Holberg, Michael and Laura Cohen, Kathy Wedeking.

II. General Comments None.

III. Approval of 11-20-17 Minutes Minutes from the previous meeting were reviewed and were approved as written.

IV. Treasurer's Report

a. Bank Balances Chuck reported that checking account balance is \$23,231.63 and savings account balance is \$31,924.00. He is in the process of moving PHOA accounts to Chase Bank.

b. Delinquent Dues There are currently 16 home owners in arrears, owing \$14,172.65 in unpaid dues. Miriam reported that two IDR (Internal Dispute Resolution) meetings were held earlier in the day with homeowners who are in arrears, and they agreed to pay what they owe.

V. Membership and Governance

a. CC&R Rewrite Postponed

b. For Sale and Escrows Dawn reported that:

i. 16044 Anoka Drive is in escrow.

ii. 1216 Las Pulgas Road fell out of escrow and is back on the market.

c. Executive Committee No report.

d. 2018 Board Election Francine Kirkpatrick has resigned from Board. Board will acknowledge her service at January 15 Board Meeting; Diana and Miriam will organize it. Kathy Wedeking has agreed to serve as Board member.

Miriam moved to accept Kathy as a Board member; Suzanne seconded; passed unanimously. She will run in the 2018 election.

e. December 28 Mailing to membership Documents will be ready this week and Diana will coordinate mailing. Miriam reported that she arranged for Jeff Edelman of SOS Products to be the guest speaker at annual meeting on February 5. He will give a presentation on disaster preparedness.

f. Mailbox Vandalism incident The mailbox of our Treasurer, one of our Board directors, was vandalized on September 15, 2017. Contents of the mailbox, including a shipment of heart medication costing \$430.64, was taken, and an anonymous note was left behind. All Board directors have examined USPS tracking information which verifies delivery, and a shipper's invoice which verifies price. Local police and U.S. Postal Police have been notified. Mailbox theft over \$400.00 is a Federal crime punishable by two years in prison. A copy of the note that was left in the mailbox is appended at the end of the minutes, below. We do not know who the perpetrator is. Anyone with further information is urged to contact the PHOA and/or the police.

Brian moved that the Board has reviewed the evidence and the director's testimony and determined the director was fulfilling his duties as a director of the Association and the evidence we reviewed tends to indicate he was targeted for fulfilling those duties. He would not have incurred the expense of having his mail stolen but for his position as director and fulfilling his duties. It was an unusual occurrence that was retaliation against a director for doing his job. For these reasons the Board moves that the Association shall compensate the director for the cost of the stolen item. Diana seconded; 8 in favor, 1 opposed; motion passed.

VI. Plans Committee

a. Under Review (December report):

i. 1124 Las Pulgas Rd. (Martin) Approval letter and plans were signed by homeowner. Plans have been submitted to the city for permits.

ii. 1085 Palisair Place (Orosco) Plans have not been received for this project so it was not discussed. Once plans are received they will be evaluated by the PHOA consulting Architect and then be evaluated by the plans committee and/or Board depending on the timing of the submittal. The need for story poles will also be determined. If story poles are installed, a neighborhood meeting will follow. The Holbergs were present and discussed their knowledge of the survey lines and easement scenarios for the homes on Palisair Place.

b. Under Review (No report this month)

i. 1055 El Medio Ave.- Chapin No developments.

ii. 1160 El Medio Ave. - Gonzales No developments.

c. Under Construction:

i. 1341 Las Canoas- Koch Construction has begun.

ii. 1261 Las Lomas Ave. - Rothman No developments.

VII. Landscape Committee

a. Overview of plans to enforce compliance Suzanne reported that an Executive Session meeting was held on Monday, Nov. 27 at the home of Dawn Hill, to evaluate the view blockages from the Hill's house on three properties (Wellwood, Darvish and Kaplan). See below.

b. 1216 Las Pulgas Rd. - Wellwood Owner agreed to remove palm at back of property & trim magnolia at front of property out of view. Remove from agenda.

c. 1148 Las Pugas Rd. - Darvish Owner agreed to trim trees; remove from agenda.

d. 1142 Las Pulgas Rd. - Kaplan Owner agreed to trim trees; remove from agenda.

- e. **1000 Las Lomas Ave. - Streiber** Meeting with homeowner will take place in an Executive Session on January 15.
- f. **949 Las Lomas Ave. - Thomas** No developments.
- g. **1034 Las Lomas Ave. -Vernez** No developments.
- h. **1261 Las Lomas - Rothman** No developments.
- i. **1170 El Medio - Gallagher** No developments.
- j. **1200 El Medio - Barber** No developments.
- k. **1177 El Medio Ave. - Emerick** No developments.

VIII. New Business/ Old Business None.

The meeting was adjourned 8:55 p.m.

Next meeting: **January 15, 2017** (third Monday of the month)

Respectfully submitted,



Diana Ungerleider, PHOA Secretary

Addendum:

Copy of Letter in Mailbox

As a member of the Palisair Home Owners Association, I am emotionally distressed with your threats of a property lien. You are insensitive to the neighbors, and do not care about me and other homeowners. Since you are insensitive - how about this.

I took your mail and threw it in the trash, just like you are trash. I hope their was something important you will miss.