

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 FEBRUARY 19, 2018 MINUTES

7:00 pm at Miriam Schulman residence, 16006 Anoka Drive

- I. **President Howard Weisberg called the meeting to order at 7:10 pm at the home of Miriam Schulman.** Present: Howard Weisberg, Suzanne Weisberg, Brain Bradford, Dawn Hill, Diana Ungerleider, Roger Broderick, Chuck Emerick, Miriam Schulman. Absent: Kathy Wedeking. Also Present: Kim Bantle
Guests present: Dieter Holberg , Dennis Mendel

II. Open Forum/ General Comments None

III. **Approval of January 15, 2018 Minutes** – Minutes of previous meeting were reviewed and approved as written.

IV. Treasurer's Report - Emerick

- a. **Bank balances:** Chuck reported:
Chase checking- \$54,401.99
Citi Bank Checking - \$5,493.36
Chuck reported that he has moved accounts to Chase but has left Citi Bank account open in case of issues with Chase. Our P/L is in the black for the first 45 days of the year (\$311.37).
- b. **Dues delinquencies:** Chuck reported:
There are currently 20 home owners in arrears, owing \$13,543.33 with 5 homeowners owing over \$1,000. Chuck & Miriam will compose letters and send to homeowners still owing dues.

V. Membership & Governance

- a. CC&R Rewrite – no report
- b. Sales and escrows –
Dawn reported:
- i. 16050 Anoka Drive has sold
 - ii. 16044 Anoka Drive has sold
 - iii. 1220 Las Lomas Place is in escrow
 - iv. 1216 Las Pulgas Road is in escrow
 - v. 16163 Anoka Drive is for sale

(continued)

c. 2018 Board Election Results

i. Diana reported that:

78 valid ballots were received, with the following results:

Miriam Schulman: 56 votes

Dawn Hill: 45 Votes

Kathy Wedeking: 52 votes

Michael Cohen: 26 votes

5 abstentions

As a result, Miriam, Dawn and Kathy are elected to the Board for 2018.

ii. Miriam moved to appoint Dawn Hill as Secretary; Diana seconded; passed unanimously.

d. Project to update member mailing addresses & email permissions

Howard explained that there is new legislation that requires us to have written permission to contact homeowners by email. He also said that there is a need to update & keep most recent information and addresses for homeowners in the PHOA. Miriam moved that Clare McCaffrey be asked to send out /update email consent forms & update homeowner files; Brian seconded; passed unanimously.

e. Executive Session

Howard reported:

After the January 15 open meeting, the Board adjourned to Executive Session and held two CC&R enforcement hearings.

i. The first hearing concerned alleged view obstruction by a tree. The Board found that the tree unreasonably obstructs or unreasonably diminishes the nature or quality of the view from adjacent properties, and that pruning is not a satisfactory remedy. The tree should be cut down within thirty days, or the Association will impose a fine of \$250.00 per month until the violation is corrected.

ii. The second hearing concerned alleged view obstruction by a gate. A motion that leaving the gate open other than for brief periods for the passage of cars or persons would violate the Board previous approval of construction was made but failed in a tie vote. No action was taken.

VI. Plans Committee –

Kim Bantle suggested that the PHOA begin digitalizing the approved plans and signed approval letters. She works with a reproduction and online storage facility in Santa Monica called Crisp Imaging (formally C2 legal Solutions). Crisp will scan all of the large plans and store them on a multi-level secure website and then set up 'seats' for the PHOA to access anywhere in the world. Just one or two people in the PHOA will be given passwords for security purposes. All scanned plans will be scalable PDFs and can be re-printed into large sheets if needed in the future. Kim to work with Diana to try and ballpark how many sheets of paper there are so Kim can come up with a financial proposal for the project.

Kim can work on when time permits but the Board will also consider using Clare McCaffrey to facilitate this process as well. Once everything is scanned, attorney will be consulted to determine if the paper copies can be shredded.

a. Under review (no report this month; owners waiting for city permits):

- i. **1124 Las Pulgas Rd. (Martin)**– still waiting for city approval & permits
- ii. **1055 El Medio Ave. (Chapin)**– has not submitted plans to city for approvals. Has not submitted changes to the PHOA. Project on hold for now
- iii. **1160 El Medio Ave. (Gonzalez)** – still waiting for city approvals & permits. Has grading permit.

b. Under construction (no report this month):

- i. **1341 Las Canoas (Koch)**- work in progress. Grading work & foundation in progress. Plan Committee to conduct a site visit in coming days
- ii. **1261 Las Lomas (Rothman)** – no report

VII. Landscape Committee – S. Weisberg

a. Overview of plans to enforce compliance. Suzanne reported the Landscape Committee plans to continue going through the backlog, prioritizing the less complex cases first. In addition, two new complaints were received; the owners were contacted, and they promised to remedy the view blockages; we will monitor compliance.

b. 1000 Las Lomas Ave. - Streiber Monthly fines will commence in March if view obstruction is not removed.

c. 949 Las Lomas Ave. - Thomas No developments.

d. 1034 Las Lomas Ave. -Vernez No developments.

e. 1261 Las Lomas - Rothman No developments.

f. 1170 El Medio - Gallagher A violation hearing will be scheduled shortly.

g. 1200 El Medio - Barber A violation hearing will be scheduled shortly.

h. 1177 El Medio Ave. - Emerick A violation hearing will be scheduled shortly.

VIII. Old Business/New Business None

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

Next meeting: **March 19, 2018** (third Monday of the month)

Respectfully submitted,



Dawn Hill, PHOA Secretary

