

# 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 MARCH 19, 2018 MINUTES

- I. **President Howard Weisberg called the meeting to order at 7:09 pm** at Miriam Schulman's residence. Present: Brian Bradford, Howard Weisberg, Suzanne Weisberg, Diana Ungerleider, Chuck Emerick, Roger Broderick, Dawn Hill, Miriam Schulman, and Kathy Wedeking.  
Also present: Kim Bantle  
Guests present: Gina Vergas (Roberta Dundore's daughter)
  
- II. **Open Forum/ General Comments**  
Gina expressed her brother's concerns as to how the tree violation on their mother's property was addressed. She said that the complainant never contacted them regarding view blockage. After being contacted by the PHOA her mother called and resolved the issue immediately but received no follow up by the complainant or any follow up by the Board. The Board will now implement a checklist for Tree violation compliance procedures.
  
- III. **Approval of February 19, 2018 Minutes-** approved as written.
  
- IV. **Treasurer's Report - Emerick**
  - a. **Bank balances**  
Chase checking: 48,851.70  
Citibank Checking: 5,493.36
  - b. **Dues delinquencies**  
Board will be sending appropriate letters to delinquent homeowners.

NOTE: Diana left the meeting at 8:00 p.m.

- V. **Membership & Governance**
  - a. **CC&R Rewrite** – No report

(continued)

**b. Organization and storage of plans and documents-**

**DIGITIZING APPROVED PLANS:**

Research was presented on the cost to scan and store the approved building and landscape plans currently being stored by the Secretary for the PHOA. The ballpark estimate for scanning the plans at 1000 pages is \$1,000. There is also a \$40 annual fee for 2 seats (passwords) to the website at Crisp Imaging, the company to be doing the scanning. The approved plans are proprietary information and will only be available to two designated Board members.

Howard moved to approve \$500 expenditure for Kim to begin logging and bringing the last 3 years of plans over to Crisp Imaging in Santa Monica when she is short on monthly hours; Kathy seconded; passed unanimously.

**c. Sales and escrows**

1220 Las Lomas Place has sold.

**d. Project to update member mailing addresses & email permissions**

Clare is almost done compiling all needed information.. Howard requested that an email be sent to finalize authorization. Chuck will follow up.

**e. Executive Session report-** no report

**VI. Plans Committee –**

**a. Under review (no report this month; projects under review or waiting for city permits):**

- i. 1124 Las Pulgas Rd. -Martin**
- ii. 1055 El Medio Ave - Chapin**
- iii. 1160 El Medio Ave -Gonzales**

**Other: 1085 Palisair Place (Orosco)** – homeowner sent an email asking that his approved plans from August 2015, that were never acted upon, be re-instated. The Board determined that it is in the best interest of both the Association and the applicant to restart the plans approval process, using the current rules and procedures, including a neighborhood meeting and story poles. This is for a number of reasons, including language in the CC&Rs that “... *construction shall commence within a reasonable time after approval. The Tract Committee shall be the sole judge of what is a “reasonable time,”* and in the current plans application document that “... *Substantial construction with intent to diligently complete the job must begin within one (1) year from the date of approval. Otherwise, the approval expires unless an extension is requested in writing and granted.*” The Board concurred.

(continued)

**d. Under Construction:**

- i. 1341 Las Canoas- Koch** The Plans Committee conducted a site visit and viewed the construction from inside the house. The pool retaining wall is complete. Still excavating the rest of the yard and running plumbing, etc. All ok.
- ii. 1261 Las Lomas – Rothman** (no report this month)

**VII. Landscape Committee – S. Weisberg**

- a. 949 Las Lomas Ave.-Thomas:** a violation hearing will be scheduled later in the year.
- b. 1000 Las Lomas Ave. – Streiber:** Monthly fines are being assessed, starting with March 1.
- c. 1034 Las Lomas Ave. -Vernez:** Complaint has become inactive. Remove from agenda.
- d. 1261 Las Lomas – Rothman:** A violation hearing will be scheduled later in the year.
- e. 1170 El Medio – Gallagher:** A violation hearing will be scheduled shortly.
- f. 1177 El Medio – Emerick:** A violation hearing will be scheduled shortly.

**VIII. Other Discussion**

- a. Discussion held on issue of trash cans being left in view on the street. CC&Rs specify that they need to be in an enclosure and/or out of view. Need for friendly letter to be drafted to homeowners in violation.
- b. Board received an email from a member of another HOA, asking PHOA to join efforts to do something about a motorcycle gang known as the "Ruthless Riders". Discussion ensued. Kathy volunteered to attend community meeting and report back to Board.

The meeting was adjourned at 8:45 p.m.

Next meeting: **April 16, 2018** (third Monday of the month)

Respectfully submitted,



Dawn Hill, PHOA Secretary