

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 APRIL 16 ,2018 MINUTES

I. President Howard Weisberg called the meeting order at 7:05 pm at Palisades High School faculty lounge. Present: Howard Weisberg, Suzanne Weisberg, Miriam Schulman, Brian Bradford, Diana Ungerleider, Chuck Emerick, Roger Broderick, Dawn Hill.

Absent: Kathy Wedeking.

Consultants present: Kim Bantle, Richard Blumenberg

Guests present: Sheila Goldman, Joyce Ruskin, Dieter Holberg, Rosanna & George Pillari, Phillip Orosco.

II. Open Forum/ General Comments

Joyce Ruskin enquired about "Everyone In" proposals that have been discussed recently in the press to provide homeless housing, including on properties that are currently zoned for single-family. In particular, she wanted to know if providing homeless housing on a PHOA homeowner's property would violate the CC&Rs. Our CC&Rs state that land shall be used exclusively for private, single-family residential purposes. A city, county, or state law might override this restriction. Further research is needed.

III. Approval of March 19, 2018 Minutes-approved as written

IV. Treasurer's Report - Emerick

a. Bank balances and expenses for month

Chase checking: \$49,536.81

Citibank Checking: \$5,493.36

Howard reported that our legal expenses have been running higher than budgeted. The Board discussed this and has approved increasing the monthly budget for legal expenses from two hours per month to five hours per month, at \$250 per hour. Billed expenses for March were five hours, which is in keeping with the increased budgeted amount.

b. Dues delinquencies

Chuck reported that appropriate letters had been sent out to delinquent homeowners and that one homeowner had paid past dues & some other homeowners had paid past dues but not the penalties and/or interest they had incurred. In coordination with Miriam, follow up letters will be sent out in 1 week. Letters will also be sent to severely delinquent homeowners informing them that their case will be sent to a law firm specializing in HOA assessment collections.

(continued)

V. Membership & Governance

- a. **CC&R Rewrite-** Howard reported that a task force consisting of Miriam, Suzanne, and Howard have blocked out time to work on the CC&R rewrite, and hopes to have revisions to the first draft ready for the attorney in June and to have a final version for PHOA first vote by fall. Howard moved to include in the new CC&Rs that plan approvals will have a one year expiration date. In addition, a one-year extension will be considered if requested in writing. Plans approval will not be transferable if property is sold. Miriam seconded. The vote was 7 for and 1 against. The motion passed.

b. Organization and storage of plans and documents

The PHOA has begun to digitize the plans. 14 rolls of approved & stamped Architectural plans have been delivered to Crisp Imaging for scanning and digital storage. Scanning of just the plans will continue until the approved \$500 has been realized for the year. The Board will determine when they want to continue with the rest of the scanning.

c. Sales and escrows -S. Weisberg

- i. 16163 Anoka Drive -Del Colliano – for sale
- ii. 1216 Las Pulgas -Wellwood – in escrow
- iii. 16050 Anoka – Kirkpatrick-sold
Owner is conducting an interior renovation, with no exterior structural changes.
- iv. 16044 Anoka – Goldstein – sold

Board discussed adding language to the letter to new residents asking them to contact PHOA if work is being done, even if just interior work that doesn't need approval.

Howard is working on drafting a sales & escrow procedure.

d. Project to update member mailing addresses & email permissions

Clare is continuing to work on project with Chuck's supervision. As soon as all the information is gathered Diana will update database.

e. Executive Session report

- i. Board discussed legal issues related to the sales and escrow process
- ii. Board reviewed legal expenses YTD and discussed the need to increase the budgeted amount.
- iii. Howard reported that 3 board members met with counsel to get guidance on a strategy for enforcing tree view obstruction issues.

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

(continued)

iv. 1085 Palisair Place - Orosco (April report – initial report from Architect and Plans Committee on submitted plans)

Richard Blumenberg reviewed the plans for the board members and guests. The carport was discussed and the CC&Rs were consulted. Mr. Orosco crossed off the trees and changed the side yard fence to the northwest to show a 6 ft. max height. A landscape plan will be submitted at a later date. PHOA to set up a site visit for the board and also a neighborhood meeting at the same time at 1085 Palisair Place on either Monday, April 30 at 5 PM or Tuesday, May 1 at 5 PM. Board to also conduct a site visit at the Gottlieb residence, 1091 Palisair Place and to the neighbor above, Gauer, 1147 El Medio to check for possible view obstruction. Kim to set up site visits. PHOA Sec'y to send out letters and emails about the meeting. (Deiter Holberg was in attendance and was concerned about the easement for the driveway he shares with the Orosco's. He wanted to see the study showing that the Orosco's can back out of their driveway without crossing over Holberg's property line. Since this is not a CC&R related issue, Philip Orosco offered to meet separately with Mr. or Mrs. Holberg).

v. 1220 Las Lomas Place - Pillari (April review – reroofing)

New residents George and Rosanna Pillari presented some minor work to be done including re-roofing. The material is asphalt shingle and color is charcoal. Miriam made a motion to approve the new roof and roof material. Brian seconded. Vote was passed unanimously.

b. Under construction

- i. 1341 Las Canoas-Koch (no report this month)
- ii. 1261 Las Lomas – Rothman (no report this month)

VII. Landscape Committee – S. Weisberg

- a. 949 Las Lomas Ave. -Thomas
- b. 1000 Las Lomas Ave. - Streiber
- c. 1261 Las Lomas – Rothman
- d. 1170 El Medio – Gallagher - site visit hearing is set May 21st at 6pm
- e. 1177 El Medio – Emerick

Suzanne reported that the tree committee hopes to take on 1 tree violation per month.

VII. Other Discussion

In future agendas, we will move the Plans Committee and Landscape Committee items up to earlier in the agenda as a convenience to homeowners that are in attendance to discuss those issues.

Next meeting: **May 21, 2018** (third Monday of the month).

Adjourned at 9:02.

Respectfully submitted,



Dawn Hill, PHOA Secretary