

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

DRAFT **PHOA BOARD MEETING** **MINUTES** **JUNE 18, 2018**

I. President Howard Weisberg called the meeting to order at 7:12 pm at Palisades High School faculty lounge. Present: Howard Weisberg, Suzanne Weisberg, Kathy Wedeking, Brian Bradford, Chuck Emerick, Roger Broderick, Miriam Schulman, Dawn Hill.

Absent: Suzanne Weisberg,

Consultants present: Kim Bantle

Guests present: Karen Olan, Hemma Mackin, Hal Oliver, Connie Emerick

II. Approval of May 21, 2018 - Approved as written
Approval of April 30, 2018 Special meeting Minutes- approved as written

III. Plans Committee –

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

- i. 1124 Las Pulgas Rd. -Martin, Remodel & Addition (Preliminary PHOA Approval 9/18/17; city application submitted 3/28/18 – permit not issued yet).
- ii. 1055 El Medio Ave – Chapin, (June Report)
New Construction (Preliminary PHOA Approval 5/10/17; not submitted to city; PHOA prelim plan approval expired).
Homeowner was emailed regarding expired plans and says he would like to renew his approval. Brian moved that the board renew the plans as they were preliminary & would have to be verified by the PHOA that they were in fact same plans submitted before final approval. Howard seconded . Passed unanimously
- iii. 1160 El Medio Ave -Gonzales, New Construction; (Final PHOA Approval 6/19/17; city application submitted 12/1/17 – permit not issued yet). Board voted to approve a renewal of the plans for one year should the homeowner request that and provided that the plans have not changed.
- iv. 1085 Palisair Place - Orosco; Remodel & Addition (PHOA Preliminary Approval 4/16/18; city application submitted 5/15/18)
- v. 1216 Las Pulgas – Barr – reroofing; (PHOA Final Approval 4/16/18; city permit issued).

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- vi. 1220 Las Lomas Place – Pillari - reroofing; (PHOA Final Approval 4/16/18; city permit issued). on remove from agenda
- vii. 16050 Anoka Drive- Mackin (June report) Plans submittal
Howard, Brian and Kim conducted a site visit to the property. The inside has been gutted. New siding will be installed as well as a new roof. Roof material was submitted. Plans were reviewed and determined that there is no change in elevation or footprint. Phoa to monitor progress of building. Howard moved that no story pole or neighborhood meeting is required and that the board give preliminary approval based on drawings submitted 5/29/18 by Doug Burge/Hemma Mackin. After approval by the city final plans will be submitted for final approval. Kathy seconded. Board voted 6 in favor, 1 abstention. Motion passed Kim to prepare approval letter. Landscape plans to be submitted at a later date.
- viii. 1228 Las Lomas Place – Hoffman (June report) Plans submittal
Howard, Brian and Kim conducted a site visit to the property, which is the last house on a dead end. The homeowners are proposing to install a second story over their garage. It does not appear to be in anyone's view, however, the homeowner has been asked to install 4 or so story poles with lines. Letters to neighbors, a site visit and potential neighborhood meeting to follow. Approval for a pool is not being submitted at this time. Still awaiting large plans to be brought to Richard for review.

b. Under construction

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

IV. Landscape Committee – S. Weisberg

- a. 949 Las Lomas Ave. -Thomas
- b. 1000 Las Lomas Ave. – Streiber: still in violation / discussion to be held in executive session
- c. 1261 Las Lomas – Rothman
- d. 1170 El Medio - Gallagher
- e. 1177 El Medio – Emerick- Kathy made a motion to move discussion to executive session
Miriam seconded. passed unanimously

V. Treasurer's Report - Emerick

- a. Bank balances and expenses for month
Chase Checking: \$40,994.91
Citibank Checking: \$5,493.36
- b. Dues delinquencies
Chuck reported that Witkin&Neal working on the 4 delinquent accounts over \$1000 that were sent last month.
Chuck reported that referred accountant and we need to reinstate our nonprofit status for Palisair.org. and file federal taxes. Howard made a motion to find an accountant to file the appropriate documents for the PHOA. Miriam seconded passed unanimously.

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VI. Membership & Governance

- a. CC&R Rewrite
Howard reported that the committee assigned to the task is very close to submitting first draft.
- b. Organization and storage of plans and documents
Kim reported that all completed plans have been scanned. 433 pages in total which fits within the \$500 max budget. The plans will be put on a disc to be held by the PHOA secretary.
- c. Sales and escrows
- d. Project to update member mailing addresses & email permissions
Chuck reported that after the email sent last week to the 140 Homeowners. As of this evening 11 have returned approval for the PHOA to send information by email. Process of updating will be taken over by new administrative assistant when she starts 6/25/2018
- e. Executive Session report
- f. Set date for Directors' Training
Date set for Directors training is September 11, 2018 at 7pm
- g. Proposed update to Procedures: fines policy; plans approval expiration and transferability
PHOA sent out notification last month to homeowners of rules change . If no objections are raised board will vote at July meeting

VII. Other Discussion

Hal Oliver expressed his objections to 1055 El Medio (Chapin) citing concern over possible slope failure. Brian suggested that he consult with the city.

Next meeting **July 30, 2018**

Executive Session to follow Board meeting.

NOTE: Executive session is closed to the membership per Civil Code §4935.

Adjourned at 9:15

MEETING RULES: This meeting is open to all Palisair Home Owners Association members and their consultants except attorneys. Others, including attorneys representing a homeowner, are not allowed to attend unless approved in advance by the Board. Members should participate in discussions only when called on by the chairman, should observe any time limit given, and may be required to leave if they disrupt the meeting. No audio or video recording, except by the Secretary, is allowed.

