

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

www.palisair.org

palisair@gmail.com

The association itself is the “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 MINUTES JULY 30, 2018

I. President Howard Weisberg called the meeting to order at 7:02 pm at Palisades High School faculty lounge. Board members present: Howard Weisberg, Suzanne Weisberg, Brian Bradford, Rodger Broderick, Miriam Shulman, Kathy Wedeking, Dawn Hill. Board members absent: Chuck Emerick. Consultants present: Kim Bantle. Guests present: Patti Gallagher, Karen Olan, Vi Walquist, Joyce Ruskin.

II. Open Forum/ General Comments

Vi Walquist asked if plans were approved 1055 El Medio – Chapin, and expressed concern about geological/structural issues regarding possible hillside instability. Several members explained that plans were approved last year after extensive neighborhood meetings and plans changes, and that geological/structural issues are outside our expertise and responsibility. Contact information was given for exploring these issues with the Department of Building and Safety. It was also mentioned that this item will be discussed later in the meeting in the Plans committee section of the meeting.

III. Approval of June 18, 2018 meeting minutes – Minutes approved as written.

IV. Plans Committee (only showing cases with reports or action for this month)

a. 1216 Las Pulgas – Barr

Reroofing; (PHOA Final Approval 4/16/18; city permit issued). Landscape plan & site visit requested.

b. 16050 Anoka Drive- Mackin

Preliminary approval given. Landscape plans to be submitted at a later date.

c. 1228 Las Lomas Place – Hoffman

Homeowner waiting for soil report prior to proceeding. They are moving forward with the new pool (pool is shown on the plans but the Hoffman’s had previously told us to disregard as they had put that portion of the plans on hold). Awaiting plan

submittal payment and story poles for addition. Site visits and neighborhood meeting will be scheduled once story poles are in place.

V. Landscape Committee – S. Weisberg

a. Landscape Committee Report

Suzanne reported that the proposed update to Procedures: fines policy / plans approval expiration and transferability was sent to the PHOA members last month. Membership will be notified within 15 days that the new rules are in effect. Per the new rules, violation hearings will be scheduled for 1000 Las Lomas Ave. and 1177 El Medio.

VI. Treasurer’s Report - Emerick

a. Bank balances and expenses for month

Chase Checking: \$40,577.99
Citibank Checking: \$5,493.36

b. Dues delinquencies

The Board will vote on whether to apply liens on Pre-lien letters have been sent by Witkin & Neil, for the following properties, identified by their Assessor’s Parcel Numbers (APNs). There has been no payment.

APN	Amount in Arrears
4420009004	\$2,099.76
4420012031	\$2,558.00
4420007026	\$1,421.57
4420009008	\$1,477.76
TOTAL	\$7,557.09

After board discussion Miriam moved to apply liens. Suzanne seconded. 5 in favor / 1 opposed. Motion passed

VII. Membership & Governance

a. CC&R Rewrite

Howard reported that the CC&R rewrite is moving along. First draft to be given to our attorney for review. Hopefully will have second draft by next month for review by Board and Members.

b. Organization and storage of plans and documents

All plans with final approval have been scanned. Recently scanned plans are being stored at Dawn’s. Disk’s of scanned plans also at Dawn’s. The rest of the plans will be moved shortly from Diana’s to Dawn’s. Continue to scan plans as PHOA completes the process of final approval. Dawn to keep all paper copies until further

notice. Invoice should be sent to Chuck by Crisp Imaging shortly. Second seat for Crisp files to be set up for Brian. Howard has the other.

c. Sales and escrows

Suzanne reported that 16163 Anoka - Del Colliano is still on the market

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

Kim updating member list with parcel and lot numbers; also APN's and contact information if different. Project partially complete and will be ongoing. Kim to send to Mel and Howard when complete.

e. Executive Session report

The board reviewed continuing tree violations and plans for enforcing them.

f. Set date for Directors' Training

Meeting confirmed for September 11th.

g. Proposed update to Procedures: fines policy; plans approval expiration and transferability

Howard reported on the recent update to our procedures document modified our fines policy and clarified plans approval expiration. Changes were submitted to the membership prior to the June meeting. Rules are now in effect and membership will be notified as such within 15 days. Change in notice given for Board meetings

h. Change in notice for Board meetings

Going forward notice will be given to the membership of upcoming Board meetings by public posting on the bulletin board under the clock at the Palisades library in addition to emailing members who have given approval to have notification by email. This will satisfy the State requirements for giving notice while saving the PHOA the expense of monthly mailings to certain members.

Meeting adjourned at 8:00 pm

Next meeting: August 20, 2018