

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

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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

AUGUST 20, 2018

I. President Howard Weisberg called the meeting to order at 7:05 pm at Palisades High School faculty lounge.

Present: Howard Weisberg, Suzanne Weisberg, Brain Bradford, Miriam Schulman, Chuck Emerick, Roger Broderick, Dawn Hill. Absent: Kathy Wedeking

Consultants Present: Kim Bantle.

Guests Present: Diana & Steve Ungerleider, David Hoffman, Michael Darvish

II. Open Forum/ General Comments

The owner of 1085 Palisair Place emailed to say that they are changing their plans again. They are now developing plans for a basement and full garage. Once those plans are finalized they will submit to PHOA for preliminary review. In the meantime, they are going forward with an interior remodel (kitchen, floors, bathrooms, minor windows) and were able to get an over-the-counter permit from the city to begin ASAP. There will be no addition, change to the exterior footprint, carport, re-roofing, or major windows replaced at this time. As usual, once the new plans are submitted, they will be reviewed by the board and next steps will be taken.

III. Approval of July 30, 2018 meeting minutes – Approved as written

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

a. 1216 Las Pulgas – Barr, Landscape

(PHOA Final Approval 4/16/18; city permit issued). Site Visit on 8/9 confirmed landscaping being installed. Large front planters and a fence in the back. Homeowner to update previously emailed drawing and will submit with a minor project application, fee and pictures. To be reviewed and voted on at meeting.

(continued)

ACTION: The Board voted to approve the landscape plan on the condition that all plantings do not block views at their most mature state, and no fence, wall, hedge or planting may exceed 42” within ten feet of the front property line or five feet of the side or back property lines. Noted Pittosporum on plan is to be dwarfed pittosporum and agave is to be low agave. (Howard made motion; Brian seconded, 6 approve, 1 abstained)

b. 16050 Anoka Drive – Mackin

Preliminary approval given. Landscape plans to be submitted at a later date. City permits issued. Homeowner submitted plans for final review and approval.

ACTION: The board voted to give final approval to the construction plans of the house only. Landscape, hardscape, planting and lighting plans are to be submitted separately at a later date. (Brian made motion, Dawn seconded. 6 approve, 1 abstained).

c. 1228 Las Lomas Place – Hoffman

Homeowner waiting for soil report prior to proceeding with 2nd story addition over garage & remodel for which they will install story poles. They would like to break out the approvals and move forward with the new pool as they have already received permits for that. City permits have been issued for a 17x36 pool, 7x7 spa and an 8 ft. retaining wall. Plans to be reviewed and voted on for the pool only.

ACTION: The board voted to give final approval of the pool, spa and retaining wall pending receipt of 2 large sized plans of the pool with city stamp. (Miriam made motion; Brian seconded. passed unanimously).

d. 16031 Anoka Drive – Ungerleider), Fire Suppression System

i. General discussion about fire suppression systems for hillside homes – D. Ungerleider and M. Schulman

ii. Board consideration of proposed installation at 16032 Anoka Drive

After much review, the board decided it needed additional information. Homeowner to submit a picture and size of sprinkler heads. Board would also like to know if the city is ok with the tanks in the side yard setback against fence. A more formal plan will be submitted when complete.

e. 1341 Las Canoas-Koch

Visit from the streets around the property showed possible changes to the house that were not submitted. Plans committee to conduct second site visit.

A review of the plans showed a small addition to the side of the house and refacing of the exterior of the home. Plans committee to conduct routine second site visit.

V. Landscape Committee Report – S. Weisberg

Violation hearing discussion to be held in executive session.

VI. Treasurer's Report - Emerick

a. Bank balances and expenses for month

Chase checking: \$36,209.65

Citibank checking: \$5,493.36

b. Dues delinquencies

Treasurer reported successful collection of unpaid dues from 2 of the 4 homeowners that we referred to Witkin & Neal. Further discussion held on next steps for remaining outstanding dues collection.

VII. Membership & Governance

a. CC&R Rewrite

Howard reported that our attorney has received our proposed revisions to Draft 1. Waiting on the attorney to return Draft 2.

b. Sales and escrows

Suzanne reported that there are no changes.

c. Project to update member mailing addresses & email permissions

Board to discuss further who will maintain membership mailing addresses & email permissions.

d. Executive Session report

At the 6-18-2018 Executive Session discussion was held in regards to current CC&R violation issues.

e. Reminder of date for Directors' Training

Meeting confirmed for September 11th.

VIII. Other Discussion

Next meeting: September 17, 2018 at 7:00 pm

Adjourned at 9:06

Respectfully submitted,

A handwritten signature in blue ink that reads "Dawn Hill". The signature is written in a cursive style with a large, looping initial "D".

Dawn Hill
PHOA Secretary