

# 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

## **DRAFT** **PHOA BOARD MEETING** **MINUTES** **SEPTEMBER 17, 2018**

**I. President Howard Weisberg called the meeting to order at 7:07 pm at Palisades High School faculty lounge.**

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

Consultants Present: Kim Bantle.

Guests Present: Rachel & David Schultz

**II. Open Forum/ General Comments - none**

**III. Approval of August 20, 2018 meeting minutes** – Dawn Hill moved to approve the minutes as written, Miriam Schulman seconded. 7 yes. Minutes approved

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

Cases with reports or action for this month:

a. 1228 Las Lomas Place – Hoffman - addition over garage.

Plans reviewed. Story poles installed and viewed. Neighbors alerted to the project and welcome to see plans at this meeting. Vote to be taken. Howard made a motion to approve the plans subject to no negative comment by affected neighbors by September 24<sup>th</sup>. Brian seconded. 7 yes votes. Passed unanimously.

August Meeting Follow-up Reports:

b. 1216 Las Pulgas – Barr

Landscaping approved; approval package prepared, and owner signed documents.

c. 16050 Anoka Drive – Mackin

Final approval granted for remodel/construction, approval package prepared and owner signed documents.

d. 1228 Las Lomas Place – Hoffman

Approval for pool granted, approval package prepared and owner signed documents.

e. 16031 Anoka Drive – (Ungerleider), Fire Suppression System

Board requested picture and location of sprinkler heads as well as size/ height of sprinkler heads. Awaiting city response to tanks in the side yard setback against Board fence. A more formal plan will be submitted when complete.

f. 1341 Las Canoas-Koch

Plans committee to conduct second site visit. Howard, Kim& Brian to do another site visit 9/18/2008

After some discussion the Board decided to begin a monthly construction report for ongoing projects. New information for ongoing projects will be presented at the monthly meetings.

**V. Landscape Committee Report – S. Weisberg**

Suzanne reported at the July meeting changes were made in regards to the tree fines policy. Membership was notified and no negative comments were received within the allotted time period for comment. Suzanne made a motion to approve the new fines policy. Brian seconded. 7 yes votes

Suzanne reported that 2 tree violation hearings to be scheduled. 15 day notice will be given to the homeowners in violation. The board agreed to hold the hearings in Executive session after the next Regular Board meeting.

**VI. Treasurer's Report - Emerick**

a. Bank balances and expenses for month

Chase checking: \$34,264.23

Citibank checking: \$5,493.36

b. Dues delinquencies

Chuck reported that there is \$9,541.01 still owed in dues delinquencies. Of the four owners that were referred to Witkin & Neal, two have paid and two have not responded.

## VII. Membership & Governance

a. CC&R Rewrite

Howard reported that our counsel is rewriting the first draft to create the second draft.

b. Sales and escrows

Suzanne reported that 16116 Anoka has come on the market.

c. Project to update member mailing addresses & email permissions

Howard has the updates. Howard will merge our different versions of the database to produce a single copy with all the latest changes.

d. Executive Session report

No report

e. Recap Directors' Training

Howard reported on the Directors Training, held at the Adams-Stirling office in West Los Angeles. Kathy was unable to attend due to a last-minute commitment. Roger and Brian also did not attend.

f. Preparation for Annual Reporting

i. Nominations Committee

Howard proposed a Nominations Committee consisted of himself, Miriam & Kathy. Suzanne moved, Howard seconded. 7 yes votes

ii. 2019 Budget

Chuck will prepare a draft 2019 budget to be ready for the October meeting. Howard will assist

Howard stated the need for a bookkeeper & an administrative assistant to be added to the budget for next year. This will be an expansion of the role currently played by Melissa Rosenstock. Miriam and Howard will start a search for either two people, or preferably a single person, for this role.

## VIII. Other Discussion

**Next meeting:** October 15, 2018 at 6:30 pm

Meeting adjourned 8:07

**Executive Session to follow Board meeting.**

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

**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.