

Palisair Home Owners Association

A NON-PROFIT CORPORATION

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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

NOVEMBER 19, 2018

I. President Howard Weisberg Called the meeting to order at 6:39 pm at Palisades High School faculty lounge

Board members present: Howard Weisberg, Suzanne Weisberg, Brian Bradford, Roger Brodrick, Kathy Wedeking, Dawn Hill. Absent: Chuck Emerick

Consultants present: Kim Bantle, Richard Blumenberg (PHOA Consulting Architect)

Guests present: David & Rachel Schultz, Patrick Souza (Architect for the Schultz's), Dr. Simon Simonian, Cameron Brown, Danielle Heyman & Marielle Galam (Representatives for 1124 Las Pulgas Rd./Hankey)

II. Open Forum/ General Comments

Dr. Simonian wanted to know about fire prevention and mitigation in our HOA. Howard responded that he hopes to have a speaker at the annual meeting to address this topic.

III. Approval of October 15, 2018 meeting minutes

Suzanne moved to approve the minutes as written. Brian Bradford seconded. Passed unanimously.

IV. Plans Committee

a. 1124 Las Pulgas Rd – Hankey: Landscape plans

Kim Bantle described new landscape plans to board. Explained that they had changed Strawberry trees to dwarf variety but Kim felt possible view blockage is still an issue, especially in the future after the trees mature. Cameron Brown, the neighbor from the north side of 1132 Las Pulgas, submitted photos of her current view and expressed concern over potential view blockage by both the size and location of even a dwarf strawberry tree. After discussion between Mrs. Brown and Danelle Heyman and

viewing of photos, Kathy Wedeking moved to approve the landscape plan subject to conditions as follows:

The landscape plan shall have planting material that will grow no higher than existing fence of The Brown/Algert property at 1132 Las Pulgas Rd. And existing hedge foliage where no fence exists is to remain at current height per photos, which is same height as fence. Brian Bradford seconded. Passed unanimously. 1124 Las Pulgas to submit revised plans.

b. 1120 Las Lomas – Schultz: New Construction: Presentation of Plans

The Plans Committee recommended that story poles be installed at this property due to the request for a variance for a two-story structure. A neighborhood meeting has been scheduled for December 6 at 4 PM for all of the HOA to view the story poles and plans and ask any questions of the homeowner and their Architect. A email blast will be sent.

Richard Blumenberg, the PHOA consulting Architect reviewed the plans and found that the existing house was non-conforming to the requirement of the CC&Rs that the front entrance must face the street. The proposed project is non-conforming in the same way. The Plans Committee expressed a concern that the Schultz's shouldn't have to erect story poles without some assurance that the story poles would not have to be redone because of a violation regarding the front entrance.

Howard asked Consulting Architect Richard Blumenberg if, given the particular nature of this property, having the front entrance not face the front of the property would in any way be detrimental to the tract, the neighbors, or the property. Richard replied that in his opinion it would not. Kathy Wedeking then moved that the board grant a variance to allow the front entrance to face the same way as with the existing residence. Brian Bradford seconded. Passed unanimously.

V. Landscape Committee Report – S. Weisberg

Suzanne Weisberg stated there is nothing new to report.

VI. Treasurer's Report - Emerick

a. Bank balances and expenses for month

Chuck Emerick absent.

Howard Weisberg discussed budget overages: cost of filing back taxes not in budget, and Legal expenses that exceed our budget for this year. Roger wanted to know why we are spending so much on legal expenses this year compared to last. Howard replied that this support, in his opinion, is vital to our success, given the litigious nature of some of our homeowners. The amount budgeted for legal expenses next year (2019) is more than double the amount in the current year (2018) budget.

b. Dues delinquencies

No report

VII. Membership & Governance

a. CC&R Rewrite

No report

b. Sales and escrows

Suzanne Weisberg reported 3 properties that were reported last month still on the market.

c. Project to update member mailing addresses & email permissions

Howard reported he will ask the new administrative assistant Michele Wahlig to update the email permissions & mailing addresses as December mailing responses come in.

d. Executive Session report

The board voted to proceed with filing a notice of default on 2 home owners

e. Preparation for Annual Reporting

i. Nominations Committee

Howard Weisberg reported that the nominating committee has proposed a slate of Philip Orosco, Brent Armitage & Suzanne Weisberg. Howard moved that we adopt the slate, Brain Bradford seconded. Passed unanimously.

ii. December mailing

Howard reported that package will be ready by December 1 for it to be taken to printers. Board ballots to be counted on February 4, 2019. Annual meeting to be held on February 11, 2019 at the Palisades Presbyterian Church meeting hall. Next regular PHOA meeting after that on February 19, 2019.

Other Discussion

Future PHOA meeting to be held at Caruso Village Swarthmore Room. Howard outlined the benefits of meeting there rather than at Pali Hi, including a large flat-screen computer monitor, a more secure location for nighttime meetings, and more convenient bathroom facilities. A one-time \$1,000 deposit will be required, but there will be no hourly charge and three hours of free parking will be provided. He asked who will handle the small extra task each month of extending our reservation for the room. Dawn proposed that Michele should handle this task.

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

Adjourned at 8:55pm

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.