

**Palomar Hills Community Association, Inc**  
**Board of Directors Meeting Minutes**  
**April 13, 2015**

**Board Members:**

Jay Sudkamp, President –Present	Signe Dunn- Present
Jeff Heath, Vice President- Present	Bruce Davis- Present
Marty Solomon, Treasurer – Present	Joe Clabes- Present
Jeannie Hixson, Secretary- Present	

**Neighborhood Presidents:**

Alan Seigel, Townhomes –Present	Tara Combs, Villas – Absent
Todd Taylor, Olde Bridge –Absent	Pat Hopkins, Meadows –Absent
Karin Iorio, Crossings – Absent	Linda Smith, Woods- Present
Richard Dawahare, Greens –Present	Don Hollis, Glades –Absent

**Others in attendance:** Thomas Roentz, Erin White, Jane Estep

Jay Sudkamp called the meeting to order at 7:00 PM.

**Minutes:**

Jeff Heath moved to approve the minutes as written, Joe Clabes seconded, the motion passed.

**Financial Report:**

Marty Solomon reported there is \$220,000 of unencumbered cash for the Association at the end of March, 2015. In the first quarter, Palomar Hills has used 72% of the snow removal budget so hoping for a warm November and December. 45% of the budget for discretionary funds (\$2,245) has been used to fund the retention basin pump.

Bruce Davis moved to approve the financial report, Jeannie Hixson seconded, and the motion passed.

**Modification Request:**

Thomas Roentz, 2241 Shannawood Dr., requested revisiting the Board's denial of his request for a tree house. He asked if the Board would reconsider or what he could do to modify and receive approval. The Board discussed the size being an issue, and that the treehouse is connected to 3 trees. The Board welcomed Mr. Roentz to revise the proposal and resubmit.

**Neighborhood Reports:**

- Richard Dawahare, Greens- no report
- Linda Smith, Woods- no report
- Alan Siegel, Townhomes- no report

**New Business:**

A meeting was held April 2<sup>nd</sup> to discuss the stamped concrete intersections at Mangrove/Palmetto Drive and Madrone/Palmetto Drive with KY Decorative Concrete. KY Decorative Concrete has consulted with IMI Concrete Materials. IMI recommended keeping the concrete strength to 4,000 psi and then adding color hardener on top. They advised KY Decorative Concrete to not use both 4,500 psi concrete and color hardener, because would set up too quickly and not stamp properly. The additional cost to do this is \$900 per intersection. Once the decision is made KY Decorative Concrete will have a sample section in about 4 weeks and then the Board can approve the decision. The cost for both intersections with the color hardener will be approximately \$80,000.

The Board discussed the current rules that children can swim in the adult pool until the family pool is open for the summer, but after that time no children are allowed in the adult pool. The Board agreed that this seems to be working and it would readdress if necessary.

Olde Bridge resident, Erin White, informed the Board that Old Bridge is not in the current submitted redistricting plan to attend elementary school with Palomar. 4 children are the only ones affected. Ms. White requested that members of the Board attend the Fayette County Public School meeting on April 14, 2015, to discuss the proposed plan and request that Old Bridge be included with Palomar since it is a part of the neighborhood. Todd Taylor and Jay Sudkamp agreed to attend the meeting and the Board said it would write a letter if necessary.

Mary Solomon thanked the clubhouse committee for its makeover of the clubhouse. Jeff Heath made a motion to give Signe Dunn and Sherry Heflin each a \$100 gift card to Coles Restaurant for all their hard work in the makeover, Bruce Davis seconded and the motion was unanimously approved.

#### **Manager's report:**

Installation of the new vinyl coated fence and gates is complete. A practice board will be installed soon.

The adult pool will be opening, weather permitting, on Saturday, May 9th. The lifeguards for the summer have been hired. Manager, Emily McFarland, will hold orientation and training in May.

All Association tax returns have been filed. No taxes are due.

#### **Resident Business:**

Jane Estepp asked that the following pool policies be reviewed:

1. Opening the baby pool during swim team practice
2. Opening the adult pool to children during swim team practice
3. Allowing children to use the adult pool should the family pool be closed for any reason
4. Pool operating hours consistency

\*The pool committee met on April 15, 2015 and voted in favor of pool operating hours for all 3 pools to be from 10:30am - 9pm daily and that the policies related to the above items remain the same.

#### **Adjournment:**

Bruce Davis moved to adjourn, Signe Dunn seconded, motion passed.

Meeting adjourned at 8:18 PM.

*Minutes submitted by: Jeannie Hixson*