

Palomar Hills Community Association, Inc
Board of Directors Meeting Minutes
November 9, 2015

Board Members:

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

Neighborhood Presidents:

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

Others in attendance: Joan Ciampi, Mary Jo Billitter, Sara DeMuth, Jane Estep, Kay Miller, Lori Eisele, Brent Eisele, Gerald Eichhorn, and Peter Woollam.

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 reviewed the financial statement. The budgeted water and sewer may not be sufficient if our ratio remains constant. However, the discretionary fund as of now should cover any overage. Marty reviewed the Long Range Plan and how it is affected by inflation and how it determines when we would run out of income and thus have to raise dues. Jay Sudkamp talked about future needs including re-roofing the clubhouse. Joe Clabes made a motion to approve the financial report, and Erin White seconded, and it was unanimously approved.

Neighborhood Reports:

There were no neighborhood reports.

New Business:

Lawn Ornaments- There have been complaints about a home located at 4089 Palmetto Drive and its four gold swans. The Master Documents reads: *Artificial Vegetation, Exterior Sculptures, and Similar Items*, “no artificial vegetation shall be permitted on the exterior of any portion of the Properties. On the front sides of all units, there shall not be more than one (1) decorative flag, not to exceed the size of 3’ x 5’, not more than three (3) neutral colored stone sculptures, not to exceed 2’ x 2’. Any exceptions to these provisions must be approved by the Modifications Committee.” The Board discussed and after the meeting decided via email to continue the discussion at the December meeting.

There are two dead trees in the field behind 2425 Olde Bridge Lane. The cost to remove them is \$2,500 each. (Total \$5,000) The size of the trees, and most of all their difficult location, are the contributing factors to the high cost of removing them. Two OB residents have asked that they be removed. Marty Solomon made a motion to look at the possibility of including this expense in the 2017 budget, Signe Dunn seconded, and it was unanimously approved.

Mr. and Mrs. Pete Grubbs, 4021 Palomar Boulevard - are thinking of moving into a smaller home and allowing their grown daughter, and her family, to live in the house for a period of time. They will *not* be renting. Before moving forward, they are asking for approval from the board. Marty Solomon made a motion to allow the Grubbs adult daughter and her family to live in the house on Palomar Boulevard with no rent paid, Jeff Heath seconded, and it was unanimously approved.

Manager's Report:

The Association currently banks with American Founders bank which has been sold to City National. We are in the process of converting to the new banking system and protocols. They have assured us that residents who are currently enrolled in automatic withdrawal will not be affected.

Kentucky Decorative Concrete completed the Sweetberry Court cul-de-sac stamped concrete. In addition, they cleaned and sealed all of the new intersections, installed a sidewalk from the volleyball court to the pool, and replaced 5 sidewalk squares.

Traffic Engineering will perform a study on Santee Way to see if speed limit signs are needed. Since Santee Way is a local street, the speed limit is 25mph per LFUCG ordinance whether a sign is posted or not. If there is a measured speed problem, Traffic Engineering will install some specialty signs that say "Check your speed – drive 25" or "Give us a brake – drive 25".

Woodford Excavation has finished the drainage project at the park. After excavation, it was discovered that the drainage pipe running from the pools to the pond was crushed. This caused water to back up into the park creating a soggy mess!

The newsletter, including the 2016 proposed budget, was mailed the last week of October. Palomar Hills Board of Directors will present the proposed budget for approval by Neighborhood Presidents at the December 14 board meeting.

A meeting to discuss pool issues is scheduled for Monday, November 16th.

Marty Solomon extended his gratitude and thanks to Victoria and the staff for doing nice things to the neighborhood and thinking ahead of even the residents sometimes.

Several residents of Palomar Hills spoke who will be unable to attend the pool meeting on the 16th. They addressed their concerns with the pool.

Adjournment:

Marty Solomon moved to adjourn and Joe Clabes seconded, the motion was unanimously approved.

Meeting adjourned at 7:50 PM.

Minutes submitted by: Jeannie Hixson