



## Board of Directors Meeting Minutes

Dated: October 18, 2021

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### Current Board Members:

Brad Kerkhoff, President - Present  
Matt Malone, Vice President - Present  
Laurie Daugherty, Member - Present  
LaShawn Fugate, Secretary- Present

Robby Trimble, Treasurer - Present  
Matt Shields, Member - Present  
Sam Dunn, Member - Present

### Neighborhood Presidents:

Crossings, Dan Schott - Present  
Glades, Leslie Nuckols - Present  
Townhomes, Lori Shelburne - Present  
Greens, Trisha Dang - Present

Meadows, David Cecil - Present  
Old Bridge Estates, David Dressman - Present  
Villas, Mike Schwab - Present  
Woods, Linda Smith - Present

### Association Manager:

Michael Peddicord - Present

### Others in Attendance:

Donna Dixon, Sara Jones, Betty Hensinger, Jimmy Hughes, Don Hollis, Phyllis Cunningham, Mercedes Altwies, Hunter Moore, Jay Conne, Bob and Deb Dunbar, Vicki Stevens

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The meeting was held in person at the Palomar Hills Clubhouse as well as via Zoom due to COVID-19 and social distancing requirements. Matt Malone called the meeting to order at 7:04 PM

**Update to Masonic Temple Property Development:** Bruce Simpson, an attorney representing Harrodsburg Road LLC, addressed the interested Palomar Residents regarding the progression of events centering around the proposed development of the site. Mr. Simpson explained that his client seeks to rezone the subject property to develop a commercial center fronting along Harrodsburg Road and connecting to the existing Fountains at Palomar Center. The back of the former Masonic lodge property will be approximately 14 single-family homes connecting to Syringa Drive leading to Palomar Boulevard. The new development will terminate in a cul-de-sac and not connect to the commercial development. The PHCA Board of Directors supports this plan.

During that same presentation, Mr. Simpson also shared that the LFUCG Planning Staff currently favors High-Density residential zoning (e.g., Apartment Complexes) over single-family developments such as the one being proposed. Planning and Zoning Staff has made it clear that without the strong support of surrounding homeowners and communities, the Planning Staff would most likely favor zoning the Masonic Temple property as High-Density residential containing 400-500 apartment units which would connect to Syringa Drive and Palomar Boulevard. Likely these units would also connect to the Fountains thereby allowing traffic from the commercial center to directly access Palomar Boulevard as well. (As a comparison, the current total number of homes (and members) in the Palomar Hills Community Association is 663). This increased traffic would put wear and tear on the streets that we, the Palomar Community, maintains with our assessments as well as taking advantage of the private park, volleyball courts and walking paths. It was suggested during this meeting that it will be a battle to not have this development include high-density apartment buildings. These apartment buildings will be 3 story in nature and will resemble those found on Man-o-War next to Pax Christi Church. One resident asked whether the plan had changed from what was originally proposed and Matt Malone reiterated that the plan had not changed, however, Bruce was letting us know what could happen if Council rejects that plan.

Someone asked whether the high-density apartments were the only option that was given instead of the single family homes? Had they also considered condo, townhomes and/or garden homes. Bruce Simpson commented that those types of buildings do not offer the ROI needed for the investment that was made on the land purchase. He also commented that it is simpler to build large apartment complexes over condos due to management issues, control, financing and legal matters. Sam Dunn asked if it was un-reasonable to ask that consideration be made to these options? Laurie Daugherty made a comment that it could be much more palatable if the large apartment complex did not have access to the Palomar community in regards to traffic flow. Sam Dunn was concerned that without a traffic light there, that the apartment building residents would re-direct into the Palomar subdivision to re-connect with Man-O-War.

The first meeting will be held with those Palomar residents within 500 feet of this development to discuss any concerns/objections they may have, which is then followed by another meeting with the larger community at large. They are still in process of tweaking the proposed plan in terms of landscaping with McCann Landscaping and on changing to a B-3 Zone for Commercial use.

There will be a meeting on November 11 with the Planning and Zoning Committee to discuss these matters. It is imperative that the neighborhood contact their representative to voice concerns regarding the proposed changes. A high-density residential complex adjoining and connecting to Palomar would bring a high volume of vehicle traffic through Palomar cutting through to the traffic light at Lyons Drive and Man-O-War. This increased use will increase the costs of maintaining these facilities at our expense. Voting by the council will be made late January – early February 2022. It was also suggested that during

the voting process that 8 of 15 council members will need to vote in favor of our concerns in order to override what the council has planned.

Robby Trimble was concerned that with Amanda Bledsoe's bid to the Senate and potentially leaving her position would hurt our representation to the Council. And did feel that re-districting was a political factor that would override the concerns of the property owners. Bruce Simpson felt that Amanda has excellent credibility and can be very persuasive, as she does her homework on those issues facing her. She will make the first vote and feels that she will persuade others to follow that motion.

Matt Malone asked Bruce Simpson which meeting would help for residents to attend, Zoning or Committee meeting or both? The answer was both if possible.

One Palomar resident brought up the concern of the sewer treatment plant not being able to process the additional wastewater and runoff that will be coming from this new building site. Bruce stated that it has already been addressed and that the wastewater will not be fed into the same system that handles Palomar's community but will piped in further downstream.

Discussion ensued on how to notify the community at large, which was to include a mailing, blog and social media activity i.e, Nextdoor Palomar, Twitter and Facebook.

A letter will be drafted and sent to all residents with this information and the steps to take to voice concerns regarding the high-density apartment complex proposal.

**Minutes:** The August 16, 2021 minutes were reviewed. Sam Dunn made a motion to accept the minutes and was seconded by Matt Shields.

**Financial Report:** Financial report was approved by Matt Malone and seconded by Matt Shields.

#### **Modification Requests:**

4101 Palomar Hills Drive – Replace back deck, same size. Request was approved.

#### **Neighborhood Updates:**

##### **Crossings – Dan Schott:**

**Meadows – David Cecil:** No Report

**Glades - Leslie Nuckols:** She has been asked a lot of questions and was hoping that Presidents could be given emails/phone numbers to the people in their sections. LaShawn Fugate stated that the Board is in process of auditing that information and something should be available to the Presidents within the coming weeks. There were concerns regarding maintenance, general landscaping of the islands and snow removal. Are there still restrictions on paint color? That information should be located within the Green Book master document. In regards to snow removal, Don Hollis mentioned that the city made a mistake and didn't recognize that the street was owned by the City. Laurie Daugherty asked Don if he

wouldn't mind giving the Board access to his files. Don stated that he had already given that information to Cindy Russell prior to her leaving

#### **Old Bridge Estates – David Dressman:**

**Townhomes – Lori Shelburne:** They had a good picnic on September 11. Mercedes Altwies asked whether there is someone that they could send maintenance issues to and was instructed to send her list to Michael Peddicord, PHCA Manager, who will in turn give to Lester. Laurie Daugherty mentioned that there is a maintenance request section of the Townhomes page of the website. There was a question regarding garbage collection. The Townhomes have a separate contract from the rest of Palomar with Republic. Currently there are no plans to combine those agreements, however, the contract does expire within 90 days. The question arose on whether their dues would be raised. Reply from Brad Kirkhoff is that we have gotten a lot done and in year 2 as we get more of the maintenance stuff done, there will be an increase coming in 2023 more than likely. But for now, will remain at the same level.

**Villas – Mike Schwab:** No Report, other than police being called due to white truck blocking sidewalk access. Police will begin to tow cars that are not in approved parking areas.

**Greens – Trisha Dang:** No Report

**Woods – Linda Smith:** No Report.

#### **Old Business:**

Budget needs to be passed to the Presidents in order for the Board to approve the budget by November. The Reserve Study was taken into consideration when making the budget for the upcoming period.

**CORRECTIONS:** Jay Conne mentioned that during the August 18 meeting there was a discussion about the Glade Court Connection to the Fountains Development. A couple of people wanted the opening more visually blocked with a higher wall or fence.

He also wanted inclusion regarding the discussion around the July 2019 Master Document amendment in which Brad Kirkhoff stated that he would be open to having us go back to the original intention of the Master Document with some improvements in the way that elections take place.

#### **New Business:**

Laurie Daugherty brought up that in June we began to look at a policy that would help us to invest the reserves from collection of neighborhood fees which at any given time currently is around \$400,000. Both Matt Malone and Robby Trimble agree that language should be revised in this policy to not constrain the options we have for investment channels which would give us more of a diversified portfolio.

The Townhomes felt that they did not want to have their \$200,000 tied up where they could not get to it, and wondered that with the minimal amount of return they are getting, if you are paying points to a

financial advisor, would it be best to just leave the money sit. It was discussed to split up the reserve monies that we do have into different banks in order to fall within the FDIC rules.

We are tabling the budget until next meeting.

Laurie asked Michael Peddicord whether the parking lot was to be completed and according to Robby Trimble in the coming week it was to be measured and then the following week work was to be completed.

Sam Dunn did let the residents know that money was being set aside to address the landscaping concerns of the islands as well as security issues surrounding the park.

Laurie mentioned that when it came to proposed dues being increased in 2023, that we have not had an increase since 2014. All the while maintenance costs have been increasing each year to maintain the integrity of the neighborhood.

Sam reminded the residents that when it comes to maintenance of the community to look back at the condo collapse in Florida where management put off any updates until it was too late. Costs were so high they could not afford to do them and as a result tragedy occurred. For the longevity of the neighborhood we are contributing to the reserves in order to have the funds available to address those maintenance issues when they do finally arise.

Resident inquired whether there exists a reserve account as that was one of the suggestions made of the report. Laurie Daugherty and Robby Trimble explained that while we do not have a dedicated reserve account per se., monies do accumulate within that account other than what is being drawn against due to expenditures.

## **Manager's Report:**

### **COLLECTIONS:**

We currently hold liens on two properties with outstanding balances totaling \$1,025. One homeowner has agreed to make monthly payments.

### **MAINTENANCE:**

- Closed Pools for 2021 season
- Worked with Arlington to remove trees on Man-O-War
- Replaced broken jogging light trail lights
- Worked on receiving bids for the camera and lock system for park and courts
- Repaired cracks in the pool concrete
- Repaired rotten wood on the cabana
- Replaced strap on tennis courts
- Replaced broken garbage cans in tennis courts
- Repaired cut wire for the lights in the pool area
- Repaired several broken sprinkler lines in the Townhomes
- Unclogged gutter at 3917 Rock Ledge Lane
- Open stored and covered pool furniture
- Repaired tennis court fence - twice

### **MISCELLANEOUS:**

Began 2022 Budget Process

### **Action Items:**

1. Draft letter to be sent to all Palomar residents on what they need to do to voice concerns regarding council proposal for Masonic Temple development
2. Distribute Budget to the Presidents for review
3. Revision of Master Document regarding election processes

### **Adjournment:**

At 8:57 PM Sam Dunn made a motion to adjourn. Next meeting will be held on November 15, 2021

*\*Minutes submitted by LaShawn Fugate*