

**Palomar Hills Community Association, Inc**  
**Board of Directors Meeting Minutes**  
**April 16, 2018**

**Board Members:**

Joe Clabes, President - Present  
Signe Dunn, Vice President- Present  
Marty Solomon, Treasurer -Present  
Jeannie Hixson, Secretary- Present

Brad Kerkhoff- Present  
Jay Hierro- Present  
Erin White-Absent

**Neighborhood Presidents:**

Alan Seigel, Townhomes –Present  
Todd Taylor, Olde Bridge –Present  
Karin Iorio, Crossings –Present  
Richard Dawahare, Greens – Absent

Vacant, Villas – Absent  
Pat Hopkins, Meadows – Present  
Linda Smith, Woods- Present  
Don Hollis, Glades – Present

**Others in attendance** -Peter Woollam, Carla and Greg Davis, June Greenwell, Don and JoAnn Ellington, Rick Hawthorne, Charles Brown, Mike and Jackie Silvers, Candy Pettry, Sally and Hunter Moore, Howard and Loretta Moffett, Lynne Stephen, Lee Greer, JW Tyree, Mercedes Altwies, Patsy Renfro, Reba Joyce Hicks, Phyllis Cunningham, Cindy Bozan, Chris Jordan, Ross Tekulve, Terry Neal, Tracy Turner, Paul Smith, Billy Lester, Mary Jo Billitter, Becky Brooks, Lori and Jack Neagle, Sara DeMuth, Mark Parsons, Dana Harvey, Leah Tolliver, Jeff Heath, Tracy Carter, Beverly Ann McDonald, Vicki Stevens, Kathy Hirschberg, Beverly Siegel, Matt Shields, Ann Zimmer, Joan Ciampi,

**Special guest-** Lexington-Fayette Urban County 10<sup>th</sup> District Council Member Amanda Mays Bledsoe

Joe Clabes called the meeting to order at 7:02 PM.

**GUEST:**

Ms. Bledsoe was introduced and discussed the zoning change status of the property located at Harrodsburg Road and Man O' War Boulevard. The project as proposed is called the Fountains of Palomar. She discussed the goals and objectives of the Comprehensive Plan as it relates to undeveloped property in Fayette County. In essence, the plan specifically targets urban infill of property inside the plan, rather than expanding the boundaries to surrounding horse farms. Thus, this property at Harrodsburg Rd./Man O' War Blvd. will not stay a green space, no matter what happens as related to this project. It will be developed. In trying to make surrounding neighbors informed particularly those 500 feet or closer to the property, LFUCG and council encourages developers to meet with adjacent neighbors and work with them in creating a plan prior to filing it with LFUCG. The developers have worked with adjacent neighbors in the Glades to create some boundaries with the development. They have met with the neighborhood. The Planning & Zoning Commission approved the change of zoning from A-U to B-3.

Mrs. Bledsoe must determine by April 24, 2018, if she will request the zone change be docketed for a hearing with the entire council, if no hearing is held then the decision of the planning and zoning commission will be upheld. She has only seen two zoning changes reversed by the council in her 3.5-year tenure on the council.

Palomar residents asked many questions related to the project, the comprehensive plan, zoning issues, traffic plans and stop light plans. Several members of the community spoke for and against the zoning change. Many were pleased the

zoning change closed Glade Court to traffic except for pedestrian and bike traffic. Ms. Bledsoe explained that this is merely the zoning change and that the Palomar Hills community can still voice its concerns when the Final Development Plan is filed. The Final Development Plan deals with the placement of buildings as tenants are finalized.

The Board asked residents to acknowledge who was for and against the development. The majority of residents in attendance were in favor of the zoning change and development.

**Minutes:** Signe Dunn moved to approve the January minutes as written, Jay Hierro seconded, and the motion passed.

**Financial Report:** Marty Solomon discussed the budget. We are on target. Marty wanted to note after reviewing the insurance policy that our tennis courts are only insured for \$64,000. After all the upgrades in 2017, he moved to increase coverage to \$200,000. Brad Kerkhoff seconded the motion and it was unanimously approved. Jeannie Hixson made a motion to approve the financial report, Brad Kerkhoff seconded and it was unanimously approved.

**Modification Request-** 2205 Silktree Court requested covering and expanding an existing patio. The patio does not extend past the house line and was reviewed by the modifications committee. Brad Kerkhoff made a motion to approve which was seconded by Marty Solomon, and unanimously approved.

**Neighborhood Reports:** None

**Committee Reports:** The Social Committee is working on the Adult Summer Party. It will be held on a Saturday in June. No one has volunteered for the Kids Social Committee. If no one volunteers we may cancel our children's events. No events are scheduled until October. Ask your friends to volunteer.

The Construction/Capital Improvement Committee has met as related to upgrading the volleyball court. They have been requesting bids for certain things and hope to apply for a matching grant if the project is approved by the Board. The application is due in June. The upgrades would be completed in the fall 2018 or spring 2019. Funds would need to be allocated in the budget.

**New Business:**

Marty Solomon discussed the insurance policy and the \$5 million-dollar policy. Our insurance is now through Nationwide. Although we are seeking bids from another company.

The Swim Team President, Becky Brooks, asked to change the swim team pool hours as follows:

M, W, Th, F -2 lanes from 10:30-11

Tu- 2 lane from 11-11:30

This would just be during the 6 weeks of swim team practice. This is to allow dividing up the mini piranhas for extra work. The Swim team is still having sign ups and will start practice at nights the last week of Fayette County schools. Marty Solomon made a motion to add the two lanes and extended times for the swim team, Brad Kerkhoff seconded and it was unanimously approved. The Board will review this decision a few weeks into the season to see if it is working.

At 9:29 p.m., Marty Solomon made a motion to adjourn and Signe Dunn seconded, it was unanimously approved.

*Minutes submitted by: Jeannie Hixson*