

**Palomar Hills Community Association, Inc.**  
**Board of Directors Meeting Minutes**  
**April 15, 2019**

Joe Clabes, President - Present  
Jeannie Hixson, Vice President - Present  
Marty Solomon, Treasurer - Present  
Jay Hierro, Secretary - Present

Brad Kerkhoff - Present  
Erin White - Present  
Matt Malone - Present

**Neighborhood Presidents:**

Leah Tolliver, Townhomes - Absent  
Todd Taylor, Olde Bridge - Present  
Karin Iorio, Crossings - Present  
Richard Dawahare, Greens - Present

Michael Schwab, Villas - Absent  
Pat Hopkins, Meadows - Present  
Linda Smith, Woods - Present  
Don Hollis, Glades - Present

**Others in attendance:** Mary Jo Billitter, Vicki Stevens, Jay Conne and Jerry Moore.

Joe Clabes called the meeting to order at 7:00 PM.

**Minutes:** The March 18, 2019, minutes were reviewed. Jay Hierro moved to approve the minutes, Erin White seconded and the motion passed.

**Neighborhood Reports:**

Greens - Nothing to report

Olde Bridge - Nothing to report

Meadows - Nothing to report

Townhomes - Mary Jo Billitter, VP of Townhomes for Leah Tolliver, stated that elementary aged children riding go-carts and mopeds on the streets in the neighborhood, Cindy will call police for monitoring

Crossings - Held meeting at clubhouse with Crossings neighbors

Villas - Nothing to report

Glades - Don Hollis talked about status of removing brick pavers from a resident's driveway.

**Financial Report:** Marty Solomon discussed and explained the financial report. The Board reviewed the financial statement/report. A motion was made by Brad Kerkhoff to approve the financial report, Erin White seconded. The financial report was approved.

**Modifications:** Nothing to report

**Social Committee:** Nothing to report

**New Business-** The board discussed the status of properly securing the basketball courts with new ideas of different types of locking devices due to misuse and trash in past few months. The Board agreed to change the key to the basketball courts and require residents come to the clubhouse for new keys. This

will be a separate lock/key from the tennis courts. If this is not effective, other methods may be utilized and discussed at future meetings.

**Old Business-** Nothing to report.

**Manager's Report:**

Collections: PHCA currently hold liens on six (6) properties, with outstanding balances totaling \$4,732. Two homeowners have paid their accounts and liens released. One account has been turned over to the association attorney for collection.

Maintenance

Basement bathroom renovations completed  
Pressure washing of pool decks started  
Spring cleanup of grounds started  
Cabana bathrooms painted, cleaned, and plumbing hooked up and water turned on  
Water line installed to gazebo water fountain/spicket  
Reset garbage can next to pool entrance  
Ran new wire and installed new lights on upper deck at adult pool  
Painted exterior lines on Cabana for new A/C units  
Cleaned out 4-tier fountain at pool area  
Installed new wiring and brackets for new speakers at lap pool

Miscellaneous

- Met with several townhome owners regarding miscellaneous items
- Sent letters to several homeowners not in compliance
- Received and categorized over ten (10) maintenance request from townhome owners
- USDA APHIS (Animal & Plant Health Inspection Service) removed several water fowl eggs
- Replaced thirteen (13) sections of sidewalk, starting at Lyon Drive/Stone Garden Lane to entrance of parking lot to park on Palmetto Drive
- Met with LFUCG Urban Forester regarding dead/diseased trees inside pool area
- Met with Johns Masonry regarding brick wall at Man O' War entrance- awaiting on bid to make repairs. Trees have severely damaged the wall.
- Met with 2 landscape companies to get bids to remove dead Arborvitae trees and replace with new trees at Man O' War entrance.

At 8:35 PM, Joe Clabes made a motion to adjourn and Erin White seconded, it was unanimously approved.

*Minutes submitted by Jay Hierro*