

Palomar Hills Community Association, Inc.
Board of Directors Meeting Minutes
Held via ZOOM video conference.
April 19, 2021

Brad Kerkhoff, President - Present
Matt Malone, Vice President - Present
Laurie Daugherty, Treasurer - Present
Donna Potter, Secretary - Present

Robby Trimble - Present
Signe Dunn - Present
Matt Shields - Present

Neighborhood Presidents:

Karin Iorio, Crossings - Present
Don Hollis, Glades - Present
Trisha Dang, Greens - Present
Josh Fee, Meadows - Present

David Dressman, Olde Bridge - Present
Lori Shelburne, Townhomes - Present
Mike Schwab, Villas - Present
Linda Smith, Woods - Present

Others in attendance: Cindy Russell, Peter Woollam, Sharon Woollam, Susan O’Daniel, Yvonne Thompson, Sharon King, Kerry Nemecek, Leslie Nuckols, Sara Janes, Connie Coleman, Jay Conne, Clint Long, and others logged in via Zoom.

The meeting was held via Zoom due to COVID-19 and social distancing requirements. Matt Malone called the meeting to order at 7:08 pm.

Minutes: The March minutes were reviewed. Signe Dunn made a motion to approve the minutes and Robby Trimble seconded. The minutes were unanimously approved.

Guest: Clint Long with WealthSouth Investments made a presentation on options on what to do with Palomar’s Investment Reserve. Questions asked were what goals or objectives does the Board have? A reserve study was conducted, and the results will help us determine what direction that we will need to go with our Capital Reserves. Determining a risk profile would be a decision that the Palomar Board would need to make. Clint Long’s connection to the Zoom meeting was cut off.

Financial Report: Clint Long with Wealth South Investments made a presentation on options on what to do with Palomar’s Investment Reserve. Questions asked were what goals or objectives does the Board have? A Reserve Study was conducted, and the results will help us determine what direction that we will need to go with our Capital Reserves. Determining a risk profile would be a decision that the Palomar Board would need to make. Clint Long’s connection was cut off. Expenses are right on target at this time. There were a couple of extra expenses- the surge pool and the accounting procedures review expense of \$4,500.00. One capital expense (the surge tank) will show up in May. Will be over budget on capital expenses year to date but will make it up with other income. Olde Bridge is on track but may be over due to snow removal expense. Townhomes on track – a little under budget due to water and sewer expenses. Paid for one roof in the Townhomes. Townhome’s financials in good shape. The Capital Project for the Villas fence is scheduled for June. Motion to approve the Financial Report was made by Matt Malone and seconded by Matt Shields. It was unanimously approved.

Modification Requests: The following made modification requests and were approved via email vote.

2237 Shannawood Drive - add a pergola over existing deck

2244 Stone Garden Lane – add floating deck to side of townhome

4109 Palmetto Drive - build a 5-foot fence

The board voted to ratify and approve the email vote.

Neighborhood Reports:

Crossings - Karin Iorio - Good

Glades - Don Hollis – The ditch that back up to houses in the Glades needs to be mowed. The plat at the courthouse states that Palomar is responsible for maintenance of the area. Resident at 2029 Glade Lane installed pavers that were to be temporary because the resident was moving. The resident is still residing at the resident. The board will investigate the issue. There are two trees behind 2069 Glade Lane that are dead and need to be removed.

Greens - Trisha Dang - Everything is good

Meadows - Josh Fee – Brad had a conversation with Amanda Bledsloe regarding the opening of Madrone Way.

Olde Bridge - David Dressman – Decision was made to eliminate the call box at the entrance of Olde Bridge. David is open to communication regarding a neighborhood watch.

Woods - Linda Smith - Good

Townhomes - Lori Shelbourne - 14 roofs have been repaired since first of the year. The townhomes are moving in the right direction.

Villas - Mike Schwab – Two houses were sold and flipped and up for sale.

New Business: The Modification Committee is in place at this time. The members of the Modification Committee are: Robby Trimble, Matt Shields and Paul Ray Smith. Sharon Woollam expressed great concern regarding security in neighborhood particularly in the playground and parking lot. Discussion was continued and suggestions made was to call the police, install cameras and establish a neighborhood watch. Laurie Daugherty has a list of companies that are interested in presenting investment opportunities. Trish Dang requested information on eligibility for the swim team.

Manager's Report:

Collections

PHCA currently holds liens on three (3) properties, with outstanding balances totaling \$1,943. One homeowner is making monthly payments. Four (4) 10-day notices were sent as the homeowners have become 90 days delinquent.

Maintenance

- Surge tank materials delivered. Repairs will begin week of April 19
- Street light globes delivered
- Attached new rope to pond fountain next to park
- Installed new exterior light fixture in outside hallway to basement bathrooms
- Pool cover removed from family/lap pool
- Tried to start pump for ponds. Plumber will have to make repairs

- Found leak on water line to clubhouse. Plumber will have to find leak and repair
- Emptied trash containers in park area

Miscellaneous

- Scheduled inspections of 2 chimneys in townhomes neighborhood
- Scheduled inspection of reported roof leaks in townhome neighborhood
- Prepared Spring newsletter
- Gathered information for modification requests
- Picked up 2020 tax returns from accountant's office

At 8:18 pm, Signe Dunn made a motion to adjourn, Matt Malone seconded. It was unanimously approved.

Minutes submitted by Donna Potter.