

Palomar Hills Community Association, Inc.
Board of Directors Meeting Minutes
August 19, 2019

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

Brad Kerkhoff - Present
Donna Potter - Present
Matt Malone - Present

Neighborhood Presidents:

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

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

Others in attendance: Jay & Joan Conne, Trisha Dang, Mary Beth Veltkamp, Robin Oberto, Sara Boswell Janes, Jay Sudkamp, John Watz, Ross Tekulve, Peter Woollam, Gretchen & Tom Roentz, Josh Fee, Vicki Stevens, Bob Elliot and Robert Voll.

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

Minutes: The July 15, 2019 minutes were reviewed. Matt Malone made the motion to approve the minutes, Jay Hierro seconded. It was unanimously approved.

Financial Report: Marty Solomon discussed the financial report. Marty Solomon stated the Association is right on target related to the budget. The Board reviewed the financial statement/report. A motion was made by Brad Kerkhoff to approve the financial report, Jeannie Hixson seconded. It was unanimously approved.

The Board of Directors and Neighborhood Presidents Roll Call was conducted.

Neighborhood Reports:

Greens - Richard Dawahare encouraged the neighborhood presidents to always do what is best for the Palomar Hills Association.

Olde Bridge - Todd Taylor - Absent.

Meadows - Pat Hopkins said her goodbyes as this is her last meeting as Meadows President and Josh Fee introduced himself as the new neighborhood president. The Board thanked Pat for her service and welcomed Josh.

Townhomes - Leah Tolliver stated she sent letters to the Townhome owners regarding a proposed special assessment.

Woods-Linda Smith – Noting to report.

Crossings - Karin Iorio- Nothing to report.

Villas - Mike Schwab stated that one tree was dead on Man O' War and needed to be removed.

Glades - Don Hollis introduced Robert Voll. Mr. Voll (Palomar Cove) stated Palomar Cove residents are possibly interested in joining the Palomar Hills Association. Mr. Voll went on to say the reason is that some of the residents would like a certain standard of upkeep for the houses in the neighborhood. Attorney John Watz stated there has to be a unanimous vote of the residents and the Palomar Hills Association would then have to vote on granting membership to the Association.

Modifications: Nothing to report.

Social Committee: Nothing to report.

New Business- Jeannie Hixson made a motion for: Joe Clabes as President of Board of Directors, Jeannie Hixson as Vice President, Marty Solomon as Treasurer and Jay Hierro as Secretary. Marty Solomon seconded the motion. A vote was conducted with four (4) votes Yea, two votes (2) Nay. Donna Potter did not cast a vote. The Board of Director's officers were approved. Brad Kerkhoff made a Point of Order related to a request that he wanted Matt Malone considered for the office of Treasurer, if not now in the future elected year.

There was discussion related to the amendment to the Master Documents related to election of Neighborhood Presidents. A resident had a concern regarding the latest amendment made to the Green Book. The resident stated she really did not understand it all and asked the Board if there could be transparency on any amendment changes for residents. After discussion by Neighborhood Presidents, the Board and residents, Matt Malone made a motion to request the neighborhood presidents ensure all residents be made aware of any proposed changes to the Master Documents, including the Declaration and Bylaws (also known as the Green Book) via email and blog posts with text of proposed changes, prior to any vote. The Board stated there should be discussion of changes at a board meeting prior to vote. It was seconded by Jeannie Hixson, and unanimously approved. This would give residents time to comment and attend the board meeting.

A resident expressed concern related to a pool party where items were not as she expected. The issue was related to what the Association provides and what the resident provides. The Board asked Cindy to make sure the contract sets out these items in detail.

Old Business- Nothing to report.

Manager's Report:

Collections

PHCA currently hold liens on four (4) properties, with outstanding balances totaling \$3,345. One account was paid in full and another property was sold at the Master Commissioners sale.

Maintenance

- Reset timer for tennis court lights
- Contacted Elliot Electric to replace burned out lamps/bulbs on poles at tennis courts
- Repaired broken irrigation line at Man O' War entrance

- Pressure washed and stained 6 benches, 2 staircases, gazebo, and 2 bridges in park and clubhouse areas
- Pressure washed sidewalks at clubhouse
- Pressure washed and stained planter box at clubhouse
- Installed safety reflectors on island curbs along Palomar Boulevard
- Several meetings with Swim Pro regarding chlorinating system
- Replaced center lamp/bulb and sprayed wasp nest inside streetlight at Peppertree/Silvertree
- Cleared grate at upper pond (Townhomes)
- Met with landscape contractor regarding weeds at ponds

Miscellaneous

- Pull-offs on Palomar Boulevard have been pressure washed and sealed
- Sent letters to several homeowners not in compliance
- Trees trimmed along Palomar Boulevard, between Lyon/Peppertree

Budget

- Lester and Cindy are in the process of going over items for the 2020 budget
- Dates need to be set for the budget meetings, which start in September

At 8:15 PM, Jeannie Hixson made a motion to adjourn and seconded by Brad Kerkhoff. It was unanimously approved.

Minutes submitted by Jay Hierro