

Palomar Hills Community Association, Inc
Board of Directors Meeting Minutes
December 17, 2018

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:

Mark Parsons, Townhomes –Present
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 – Dan Schott, Peter Woolums, Ross Tekulve, Billy Lester.

Joe Clabes call the meeting to order at 7:00 PM

Minutes:

The November board minutes were reviewed. Jay Hierro made the moved to approve the minutes, Matt Malone seconded and the motion was passed.

Neighborhood Reports:

Nothing to Report.

Financial Report:

The Board reviewed the financial statement/report. Jeannie Hixson made a motion to approve the financial report, Matt Malone seconded and was unanimously approved.

Modifications:

Mr. Haider Abbas, 4005 Peppertree Drive was present and requested modification to add a deck. Motion to approve the modification was made by Erin White and was seconded by Matt Malone. The modification was passed by the Board.

Resident at 2213 Stone Garden requested that the Palomar Hills Association Board of Directors approve removal of two (2) Locust trees on the left side of her residence. The resident states that they are very messy and are staining and damaging her gutters and brick on her townhome. Resident also said she cannot safely walk to the back of her townhome and this is a safety concern should she fall. The resident stated that the trees are too close to the utility/electrical boxes and are in violation of Kentucky Utilities requirements. According to Kentucky Utilities, the trees do not pose any problems.

The topic was discussed by the Board of Directors and the fact that the Townhomes Association had not voted on the issue. Erin White made a motion to request the Townhomes Association to make a vote, Matt Malone seconded. This matter can be brought back to the Board, if necessary.

Social Committee:

Adult Holiday Open House had a good turnout with 50-60 people in attendance.
Breakfast with Santa had a good turnout with over 100 children in attendance.

New Business:

A proposed modification process was presented by Joe Clabes. The proposal was passed to the January board meeting, which will give board members time to work on any proposed changes.

Billy Lester (2205 Sweetberry Court) updated the board regarding the planned Arborvitae trees bordering his neighbors' property. The trees that were to be planted were not available in the required height until the Spring and will be planted at that time. The Board also agreed that he could put a fence, removed during construction, back in the same location.

The Board agreed to name as authorized signers on the Palomar Hills Community Association, Inc., bank accounts with City National: Cindy Russell, Martin Solomon, Joe Clabes, and Jean Hixson. Victoria Marshall will be removed as an authorized signer. The Board also agreed to name as authorized signers on the Palomar Hills Townhome Association accounts: Cindy Russell, Martin Solomon, Joe Clabes, Jean Hixson, and Mark Parsons. Victoria Marshall and Alan Siegel will be removed as authorized signers.

Old Business:

Nothing significant to report.

Manager's Report:

Non-Compliance

Letters were sent out to several homes in the Glades asking that they not park in the street.

Maintenance

Prepped and painted water damaged wall in conference room.
Prepped and painted wall in foyer where chairs caused damage
Cleaned grout in men's restroom
Shampooed carpets in clubhouse
Replace lamps/bulbs throughout clubhouse
Fixed legs on pub table and chairs
Cut two (2) low hanging tree limbs at sidewalk next to clubhouse parking lot
Preplaced photocell at Harrodsburg Rd entrance
Re-hung two (2) street signs

Lower Pond

Sometime during the night of Tuesday, December 11th, vandals broke the pipes on the pump that circulates water to all of the ponds. Replaced with new PVC piping and replaced the cast iron check valve that was corroded with a new PVC check valve.

At 8:01 PM, Joe Clabes made a motion to adjourn and Jay Hierro seconded, it was unanimously approved. Meeting was adjourned.

Minutes submitted by Jay Hierro