

Palomar Hills Community Association, Inc.
Board of Directors Meeting Minutes
February 17, 2020

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

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

Neighborhood Presidents:

Sara Janes, Townhomes - Present
Todd Taylor, Olde Bridge - Present
Karin Iorio, Crossings - Present
Trish Dang, Greens - Present

Michael Schwab, Villas - Present
Josh Fee, Meadows - Present
Linda Smith, Woods - Present
Don Hollis, Glades - Present

Others in attendance: Bill & Marty May, Dan Schott, John Watz, Howard Coleman, Charissa Skeeters, John Bauer, Brian Sumner, Donna Taylor, Kay Miller, Jay Conne, Richard Dawahare, Vicki Stevens, Quanzhen Huang, Billy Lester, Jeff Healy, Corey Fannin, Jeff Heath, Jeff Piazza.

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

Minutes: The January 19, 2020 minutes were reviewed. Matt Malone made a motion to approve the minutes. Brad Kerkhoff seconded. They were unanimously approved.

Financial Report: The Board reviewed the financial statement/report. There was discussion regarding the year end surplus and how it is important to be more progress driven in the reports. A motion was made by Joe Clabes to approve the financial report, Jeannie Hixson seconded it. The report was unanimously approved.

Marty Solomon , Treasurer, passed away on February 1, 2020. A time of remembrance was observed for Marty Solomon and his long service to Palomar Hills.

The Board of Directors asked Cindy Russell to add information in regards, to an open position as a Board of Directors member, in the next Palomar Hills Blog.

Modification Requests: Bill & Marty May of 4005 Santee Way, were present to discuss the replacement fence and to ask for approval from the Palomar Hills Board of Directors. Bill & Marty May stated that past PHCA Board President, Bernie Lovely had given them permission to erect a 6' shadow box fence. There was discussion regarding the fence and determined that the fence was not a modification but rather a replacement fence of a previously approved modification. The replacement fence was unanimously approved.

Donna Potter of 2065 Glade Lane was present to discuss the 6' fence installed instead of the approved 5' fence. Donna Potter stated that when the fence builders brought the fencing materials, the boards were 6' in height. Donna Potter stated due to personal safety reasons, she is asking the Board of

Directors to approve the 6' fence. The motion to approve the 6' fence was made by Matt Malone. Brad Kerkhoff seconded the motion. The motion did not carry. Brad Kerkhoff made a motion to grant a 6-month extension to review personal safety concerns voiced by Donna Potter. Joe Clabes seconded the motion. The 6-month extension was unanimously approved.

Neighborhood Reports:

Greens- Trish Dang – Nothing to report.

Olde Bridge- Todd Taylor stated that cameras were installed on the gate and now working properly.

Meadows- Josh Fee stated there is no current timeline of when Madrone Way extension would be opened for traffic.

Townhomes- Sara Janes stated the Townhomes are in talks with consultants for the reserve study.

Crossings- Karin Iorio – Nothing to report.

Villas- Mike Schwab – Nothing to report.

Glades- Don Hollis – Nothing to report.

Social Committee: Nothing to report.

Old Business- Palomar Hills Community Association has allotted \$4100.00 to match Olde Bridge for the construction of the fence bordering Military Pike. Palomar Hills Community Association is not responsible for maintaining the fence.

There was continued discussion regarding the ADA Compliant Pool Lift. Cindy received 2 quotes of the 3 quotes that were circulated. The quotes are from O.P. Aquatics and Swim Pro Supply. There was more discussion on where the pool lift was to be placed. The PHCA Board Directors decided that it would benefit that the pool lift be portable due to swim meets. The board continued discussions to next board meeting.

New Business- Joe Clabes stated he will call Nick Mickelson of the Ethington Development to see if there is any interest of the residents of the new housing development to join the Palomar Hills Community Association.

Residence Business- A resident of Olde Bridge Estates brought up discussion regarding a meeting that took place in November 2019. This meeting was held for the purpose of feedback from residents on what projects were important. In January 2020, survey was distributed to all available residents of OBE. The goals of the survey were to get homeowners to think about what their priorities, to offer written feedback and to solicit volunteers/participation.

Manager's Report:

Collections

PHCA currently holds liens on six (6) properties, with outstanding balances totaling \$5,141. Two (2) liens were filed as the homeowners became 90 days delinquent.

Maintenance

- Met with brick mason to go over the repairs of brick wall at Man O' War entrance
- Met with MetroNet subcontractor
- Installed new ballast for entry light into Olde Bridge Estates
- Repaired broken valve on lower pond pump
- Repaired streetlights at Gum Tree and Madrone Way
- Collected pricing for ADA pool lifts and portable steps
- Replaced lamps/bulbs in clubhouse
- Installed new ceiling fan in Mary Sue's office
- Cleaned out 4-tier fountain at pool area

Miscellaneous

- Mailed letters to several homeowners not in compliance
- Met with several townhome owners and homeowners
- Input maintenance request information into townhome computer system
- Repairs to brick wall at Man O' War entrance have been completed
- Prepared several clubhouse rental contracts

At 9:20 PM, Brad Kerkhoff made a motion to adjourn and seconded by Matt Malone. The meeting was unanimously adjourned.

Minutes submitted by Jay Hierro