

Palomar Hills Community Association, Inc
Board of Directors Meeting Minutes
August 8, 2016

Board Members:

Jay Sudkamp, President - Present
Jeff Heath, Vice President- Present
Marty Solomon, Treasurer - Present
Jeannie Hixson, Secretary- Present

Signe Dunn- Present
Joe Clabes- Present
Erin White- Absent

Neighborhood Presidents:

Alan Siegel, Townhomes –Present
Todd Taylor, Olde Bridge –Absent
Karin Iorio, Crossings – Absent
Richard Dawahare, Greens –Absent

Tara Combs, Villas – Absent
Pat Hopkins, Meadows – Present
Linda Smith, Woods- Absent
Don Hollis, Glades – Absent

Others in attendance -Jo Ann Ellington, Martha Moore, Mike and Jackie Silvers, Candy Pettry, Ryan Reed, Peter Woollam, Tom Werner, Yvette Taylor, Chris Howes, Terry Caudill, Bruce and Renee Grace, Lyn Thomson, David Lewis, Jane Estepp, Beverly McDonald, Prescott Hill, Max Conyers, David Iorio, Chris Johnson, Larry Howell, Sheri and Kraig Kunkemrehs, Karen Jurjans, Dan and Mart Matthews, June Greenwell, Kathy Kamminga, Jay Conne, Joseph Caywood, Johnny Callebs, Mary Jo Billitter, Bob and Sara DeMuth, Tim Goins, Bruce and Carol Blanchard and Betsy and Tom Adler.

Jay Sudkamp called the meeting to order at 7:00 PM.

Jay introduced Ryan Reed from N2 Publishing, who is going to publish a magazine called Palomar Living. It will be mailed directly to the Palomar neighborhood. He provided examples of magazines already published including Hartland Living and Beaumont Living. Mr. Reed asked for articles from Palomar residents to be used in the first issue including Precious Pets, Epic Vacations and Athletes. He also invited residents to a kick off at Travina at Fayette Mall on August 29th, 2016.

Jay introduced Jake Reardon and his attorney Nick Nicolson and displayed their plan to develop property adjacent to Palomar Hills on Harrodsburg Rd. exit extending to the property owned by South Elkhorn Christian Church, also in attendance were Casey Kaucher from LFUCG Traffic as well as Jimmy Emmons from the LFUCG Office of Planning and Max Conners from the Division of Engineering. Also engineers for Mr. Reardon's development were in attendance.

Nick Nicolson discussed the planned development. The proposed development was to be submitted at the August Planning and Zoning meeting but that has been postponed until September 22nd, 2016, while the plans are tweaked. The biggest changes to the proposed plan are 10 townhomes have been deleted on the side closer to Palomar Boulevard and changed to five single family homes. The price range for the homes will be \$500,000-\$600,000 and the townhomes will be around \$300,000. 38 single family homes and 32 townhomes are proposed. Almond Way would be a pedestrian walkway that extends all the way to the commercial property in the front of the development. There would be a right turn only

exit to Harrodsburg Road from the commercial property. Madrone would be extended to the light that crosses at Harrodsburg Road and Old Higbee Mill Road. South Elkhorn Christian Church would have to sell land to allow this road extension to happen. The developer is working on these negotiations.

Neighbors expressed their concerns about traffic and extra congestion and cut through traffic in Palomar Hills. Many did not want Madrone opened at all. Casey from LFUCG stated that Madrone is a collector street. Collector streets normally take small streets and provide a larger means of exit to artery streets (i.e. Harrodsburg Rd.). Usually collector streets have higher speeds and no major traffic impairments. Collector streets are named specifically in the Comprehensive Plan (the last one was adopted in 2013 and available on the LFUCG website.) She stated that because it is a connector street it needs to be open. Residents asked about a crash gate, curbs and speed bumps. Other residents asked about drainage on the proposed development due to past flooding and retention issues. Residents were urged to contact their council member, Amanda Bledsoe. The Board said it would request her attendance at the next Board meeting.

Minutes: Marty Solomon moved to approve the minutes as written, Signe Dunn seconded and the motion passed.

Financial Report: Signe Dunn made a motion to approve the Financial Report, Joe Clabes seconded and it was unanimously approved.

Manager's Report: It was brought to our attention that the approved Red Sunset Maple street tree is difficult for residents to find in Lexington. Tim Query, LFUCG Urban Forester, suggested that the Association add the 'October Glory' red maple to the list alongside the Red Sunset Maple. There are a lot of other new varieties of red maple on the market but they are fast growing and mixed with Water Maple; making them undesirable. Marty Solomon made a motion to add the October Glory to the approved street tree list that has the Red Sunset Maple, Signe Dunn seconded and it unanimously approved.

The street parking committee is working on a draft of a letter to send residents about street parking. As of now our method of enforcement is towing the vehicle but the committee would instead like to levy a fine. Marty Solomon made a motion to fine residents \$25 per week for parking violations and Joe Clabes seconded. It was unanimously approved.

Resident Business: Residents discussed the police being called when two young men caught the fountain with a fishing rod and pulled it to shore causing damage. A resident also suggested a sand box due to children playing in the volley ball court sand.

Adjournment: Signe Dunn moved to adjourn Marty Solomon seconded, the motion was unanimously approved.

Meeting adjourned at 8:25 PM.
Minutes submitted by: Jeannie Hixson