

Palomar Hills Community Association, Inc
Board of Directors Meeting Minutes
January 15, 2018

Joe Clabes, President - Present
Signe Dunn, Vice President- Present
Marty Solomon, Treasurer -Present
Jeannie Hixson, Secretary- Present

Brad Kerkhoff- Present
Jay Hierro- Present
Erin White-Present

Neighborhood Presidents:

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

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

Others in attendance: Jay Conne, Peter Woollam, Lee Greer, Billy Lester

Joe Clabes called the meeting to order at 7:05 PM.

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

Financial Report: Marty Solomon discussed the end of year numbers and the upcoming budget. Erin White made a motion to approve the financial report, Brad Kerkhoff seconded and it was unanimously approved.

Modifications: None

Neighborhood Reports: Don Hollis, Glades, there is a meeting of Glades residents with the developers of the Christ United Methodist Church property on Monday, January 22, 2018 at the clubhouse.

A resident noted his concerns that a playground refurbishment and a volleyball court upgrade were not included in the 2018 budget. During discussion, it was proposed to form a construction/capital projects committee for residents to define possible future capital projects in the neighborhood. The Committee would be made up of people interested in defining projects as well as those with a construction or project background to work through the process of idea to actual proposal for projects that benefit the neighborhood and its residents. The Committee would look at relative need, impact, timing, cost and funding of these projects as they relate to the next year's budget. They would submit these projects to the Board to use in their budgeting process in October of each year. Brad Kerkhoff made a motion to form a construction/capital projects committee, Erin White seconded, and it was unanimously approved. Also, Erin White noted the social committee is in need of members. Both will be addressed for requests for members in the newsletter and social media.

Todd Taylor, Olde Bridge, noted a problem with a neighbor parking on sidewalks. The Board requested that a letter be sent.

New Business:

The Board met prior to this meeting with the developers (Webb/Greer) of the Christ Methodist Church/Murrays property. They are proposing a development with restaurants, an organic grocery, a drug store and others on the 16 acres. They have been working with adjoining property owners prior to zoning hearings. As of now, the major zoning hearing will be held on March 22, 2018. Notice will be given to Palomar residents closer to the meeting date.

The Board agreed to name as authorized signers on the Palomar Hills Community Association, Inc. bank accounts with City National: Victoria Marshall, Martin Solomon, Joe Clabes, and Jean Hixson. Jay Sudkamp and Geoffrey Heath will be removed as signers. The Board also agreed to name as authorized signers on the Palomar Hills Townhome Association accounts: Victoria Marshall, Martin Solomon, Joe Clabes, Jean Hixson, Alan Siegel, and Mark Parsons. Larry Lynch, Jay Sudkamp, and Geoffrey Heath will be removed as signers. All accounts require two – three signers.

Old Business:

As required, the 2018 proposed budget was mailed to residents in early December in the newsletter. The Board submitted the budget to the Neighborhood presidents. Don Hollis made a motion to ensure all 4 permanent employees receive a 2 percent increase in salary, a majority of the Palomar Hills Board voted in favor. All Neighborhood Presidents present at the meeting, which was a quorum, voted in favor to approve the 2018 budget. It was approved.

The Townhomes made a request to amend the agreement with Palomar Hills regarding the parcel of land located at 2242 Stone Garden Lane. After discussion the amendment was made as follows:

Palomar Hills Community Association (PHCA) will: retain ownership of parcel, agree to layer top soil over areas that need it and reseed. If necessary, this will be looked at in the next year to make sure that is adequate. Palomar Hills will pay the Townhome Association a prorated portion of the water bills for June, July and August 2017 in the amount of \$27 total. Palomar Hills will pay reasonable costs for added tree and shrub trimming on the property on the other side of the walking track. These costs must be submitted prior to trimming and approved if not completed by Palomar Hills' contractors. The Townhome Association will continue to mow and maintain landscaping on the property, contract for fertilizer and insect control products to be used on the property, will work with PHCA to address any further landscaping needs (including making sure that there are no plantings that would limit access to tennis courts and ponds). A motion by Marty Solomon was made to adopt the amendments related to 2242 Stone Glade Lane. It was approved by five members with one vote no.

The Board thanked Mary Sue and the rest of the neighborhood staff for all their hard work while Victoria has been out. Victoria will be returning to work in January.

At 7:55 p.m., Marty Solomon made a motion to adjourn and Signe Dunn seconded, it was unanimously approved.

Minutes submitted by: Jeannie Hixson