

Palomar Hills Community Association, Inc.
Board of Directors Meeting Minutes
January 21, 2019

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:

Leah Tolliver, Townhomes - Present
Todd Taylor, Olde Bridge - Present
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 - Kathy Kamminga, Peter Woolums, Ross Tekulve, Billy Lester, Jay Conne, Sara DeMuth, Jay Sudkamp, Chas Jordan, Howard Coleman, Bruce Simpson and Woodford Webb.

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

Fountains at Palomar Update: Bruce Simpson (Attorney for developer) spoke during the meeting regarding updates of the Fountains at Palomar. Bruce discussed Tax Increment Financing ("TIF") for sewer upgrades and walking path, traffic flows and planned tenants. Another meeting with affected Palomar residents is scheduled for January 28, 2019, 6:30 p.m. at the Palomar Hills clubhouse.

Minutes: The December 2018 minutes were reviewed. Erin White made the motion to approve the minutes, Jeannie Hixson seconded and the motion was passed.

Neighborhood Reports: Don Hollis (Glades) - Nothing to report. Richard Dawahare (Greens) - Nothing to report. Pat Hopkins (Meadows) - Pumping/Lift Station still emitting foul odor- Pat has contacted the city, however no reply. Possibly contacting Amanda Bledsoe for traction on this issue. Todd Taylor (Olde Bridge Estates) – Expressed safety issues regarding tall grass between Ramsey’s and Olde Bridge. Linda Smith (Woods) – Nothing to report. Michael Schwab (Villas) – Nothing to report. Mark Parsons (Townhomes) – Resigned as president. Leah Tolliver was present as a board member until new president is voted on tomorrow night.

Financial Report: The Board reviewed the financial report. Jeannie Hixson made a motion to approve the financial report, Erin White seconded and was unanimously approved.

Modifications: Sara Demuth of 4052 Palomar Blvd was present and requested modification to remove existing deck and replace the same square footage with new covered deck. Motion to approve the modification was made by Matt Malone and was seconded by Erin White. The modification was passed by the Board.

Social Committee: Linda Smith stated the planning for Summer adult socials and Easter egg hunt is underway.

New Business- The 2019 Palomar Hills Budget was presented and discussed by the Neighborhood Presidents and the Board of Directors. The motion to approve the 2019 Budget was made by Michael Schwab and seconded by Linda Smith. The vote to approve was unanimous. The 2019 Budget was approved.

Old Business- The proposed resolution to clarify the modifications process at Palomar Hills was discussed. Jay Hierro made a motion to adopt the following: Be it resolved, that the Board of Directors is formally appointed as the Modifications Committee with a revised Modification Request Form and Process to be included in the Association website as reflected in the attachments.

Be it further resolved, that each member of the Board of Directors shall complete his or her review and inspection of the property subject to the modification request after the submission is complete and before the next Board of Directors meeting.

Jeannie Hixson seconded the motion. Yea- Jay Hierro, Jeannie Hixson and Marty Solomon
Nay- Erin White, Matt Malone and Brad Kerkhoff. Joe Clabes voted in favor and the motion passed.

Manager's Report:

Collections

Palomar Hills Association currently holds liens on four (4) properties with outstanding balances totaling \$3,807. One lien was paid in full and lien was released.

New Residents

There were forty-five (45) property transfers in Palomar Hills during 2018. Five (5) more than the previous year.

Maintenance

During the first week of January, Lester and Dave removed the Christmas decorations from the entrances at Lyon Drive, Palomar Drive, and Olde Bridge Estates and the Clubhouse.

Collins Fire Protection installed five (5) fire extinguishers and replaced all smoke detectors (6).

Replaced three (3) lamps/blubs on walking path

Lowered irrigation sprinkler head at 2229 Stone Garden Lane and adjusted valves for pond water flow

Inspected exit signs in clubhouse and replaced bulbs where needed and re-hung street sign at Mangrove/Palmetto

At 8:54 PM, Jeannie Hixson made a motion to adjourn and Marty Solomon seconded, it was unanimously approved. Meeting was adjourned.

Minutes submitted by Jay Hierro