

**Palomar Hills Community Association, Inc**  
**Board of Directors Meeting Minutes**  
**July 17, 2017**

**Board Members:**

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

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

**Others in attendance:** Jay Conne, Jeff Heath, Nikki Reichert, and Jane Estep

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

Jay Hierro moved that the following slate of officers be presented for the 2017-2018 Board:

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

Marty Solomon seconded. The motion was unanimously approved.

**Minutes:** Jeff Heath asked that the June minutes be amended to reflect that he believes the board should have an all or nothing approach on the 4145 and 4235 Harrodsburg Road development. Meaning: either the residents are mandatory dues paying residents or they cannot use the amenities of Palomar Hills. Signe Dunn moved to approve the minutes as amended, Jay Hierro seconded and the motion passed.

**Financial Report:** Marty Solomon discussed the expenditures on the repaving and renovation of the tennis courts and basketball courts. When all paid out, we will use approximately \$135,000 of the reserve cash. He also discussed the swim team fees earned broken down- \$2,130 from swim team memberships, \$9,025 on swim team pool memberships and \$8,640 on non-resident allowed pool memberships. Erin White made a motion to approve the financial report, it was seconded by Brad Kerkhoff and unanimously approved.

**Neighborhood Reports:** Don Hollis, Glades, mentioned neighbors overstepping boundaries as far as governing the neighborhood and other neighbors' property and asked the Board to think about ways to deal with these issues.

No other reports.

**Old Business:** New Development at 4145 and 4235 Harrodsburg Road. Phase I of the development was approved by the City. 30 percent of the homes will be built in Phase I. The developer has set aside \$15,000 for traffic calming measures on Madrone. The Madrone extension should begin in the next six months to a year. There are still some drainage issues to be addressed.

There have been complaints about small fencing around the flower beds near the entrance to the townhomes. The fencing does not comply with Palomar Hills fencing guidelines. The townhome board voted to allow the fence, but there have still been complaints and thus it has been brought to the Palomar Hills Board. Marty Solomon made a motion to remove the fence and Erin White seconded, and it was unanimously approved.

**New Business:** Pool Update- Erin White commented on certain behavior she observed at the adult pool related to alcohol and possible underage drinking. There was discussion of ways to address these issues as well as more policing by the Board of Directors. The overall agreement was that the pool year has been a good one.

**Manager's Report:**

- Tennis Technology has completed the tennis court reconstruction; they will re-open on Thursday, July 20th.
- Lexington Deck Protectors has completed staining the Man O War Boulevard fence. The project is partially paid for by a Neighborhood Matching grant.
- Water Fitness is being held on Tuesday and Thursday mornings in the adult pool.
- Signe and Victoria met with U. S. Security Associates. We are waiting on a quote for security patrols of the neighborhood, park, and tennis courts.

A motion to adjourn was made by Marty Solomon and seconded by Erin White, it was unanimously approved.

Meeting adjourned at 8:08 PM.

*Minutes submitted by: Jeannie Hixson*

In a vote of 4:2 the Board of Directors approved John Rossi as the tenant of 4056 Peppertree Drive. The family agreed to a short- term lease which will not extend past June 2018.