

**Palomar Hills Community Association, Inc**  
**Board of Directors Meeting Minutes**  
**July 16, 2018**

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:**

Mark Parsons, 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- Absent  
Don Hollis, Glades – Present

**Others in attendance** - Peter and Sharon Woollam, John War, Will Harper, Becky Brooks, Jeff Heath, Kevin Culp, Jo Ann Ellington, Sarah Shields, Darcy Tekulve, Josh and Jenna Fee, Matt Shield, Katie Anne Lester, Brian Agee, Craig Raisor, Tandy Hubbard, Emily Malone, Ross Tekulve, Michael Johnson, Dan Schott, Billy Lester, Shannon Kerkhoff, Susan Robbins, Gregory Robbins, Jim Campbell, and Nicki Stevens

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

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Marty Solomon moved and Jeannie Hixson seconded the slate be presented for the 2018-2019 Board:

Joe Clabes, President  
Jeannie Hixson, Vice President  
Marty Solomon, Treasurer  
Jay Hierro, Secretary

Brad Kerkhoff moved Matt Malone be named President and Erin White be named Vice President in lieu of the previous motion.

Jeannie Hixson noted that voting on Marty Solomon’s motion was required first. Voting was conducted on the first motion and slate. The vote was 3-3. Joe Clabes voted in favor to make it 4-3 and it was approved.

**Minutes:** Marty Solomon moved to approve the June 2018 minutes as written, Jeannie Hixson seconded, and the motion passed.

**Financial Report:** Marty Solomon discussed the financial statement and that expenses are on track. There was a question related to the money market account fluctuation from May to June. The change was due to the prepayment of the landscaping company to avoid the six percent tax in addition pool season always increases expenses. There was discussion on ways to make the financial report easier to read. Brad Kerkhoff made a motion to approve the financial report, Erin White seconded, and it was approved.

**Modification Requests:** 3920 Peppertree Drive is requesting installation of a 12 foot by 24 foot pool that is 3-5 feet deep. The modification committee has reviewed and recommends. Matt Malone made a motion which was seconded by Brad Kerkhoff and it was unanimously approved.

3989 Palomar Boulevard- has requested a stockade style fence around the edge of the pool to prevent the resident's grandchildren from falling over the edge of a walkway with a big drop. The committee has discussed and talked to neighbors, as well as studied the look of said fence. The fence would be over 5 feet and the supports would be outside facing. The modification committee recommends the Board deny this request. Jeannie Hixson made a motion to deny 3989 Palomar Boulevard's modification request, Erin White seconded, it was unanimously approved. The resident is welcome to discuss it with the Board at the next board meeting.

2205 Peppertree Drive- is requesting to extend its patio and to cover same. The dimensions are 16 feet by 21 feet and it will be attached to the home. The same shingles will be used and roof angle will be the same pitch as their home. The modification committee recommends. Erin White made a motion and Matt Malone seconded, it was unanimously approved.

### **Neighborhood Reports:**

Don Hollis, Glades, the Fountains at Palomar is closing on the property later this week.

Richard Dawahare, Greens, work has begun on the intersection at Palomar Blvd. and Peppertree Drive this is the last brick intersection to be replaced.

Mark Parsons, Townhomes, the Capital Improvement Committee has dropped its idea for a zero-entry pool on the property next to the clubhouse and adjacent to the townhomes.

Karen Iorio, Crossings, asked if anyone knew how long was remaining on the Masons blind trust on the land adjacent to Palomar Hills.

**Social Committee:** The Adult Party was June 23<sup>rd</sup>. There was a big turnout and party goers loved the DJ and photo booth. The Concert in the Park will be July 18<sup>th</sup>.

**New Business:** Palomar Hills' Nationwide Property and Liability coverage for 2018-2019 was renewed in June. Marty Solomon discussed some tweaks to the Property side of the policies. He discussed blanket coverage which means insurance for the total amount. It adds up all the individual property values and if there is a claim it will pay up to the total amount insured. Further he suggested lowering the dollar amount on the street lights and signs from \$487,700 to \$200,000 because there is little chance they will be destroyed at once, as well as stamped intersections from \$358,400 to \$175,000 and cul de sacs from \$398,100 to \$200,000 for the same reason. But to receive blanket insurance coverage, all assets need to be insured at their replacement value and therefore, recommended blanket coverage instead.

Marty Solomon made a motion to switch to blanket insurance coverage plus spending \$304 to reduce the deductible from \$5000 to \$2500. It was seconded by Brad Kerkhoff and unanimously approved. A resident also recommended forming an insurance committee to review policies every few years.

Jeff Heath, Capital Improvements Committee, stated that the Committee is now looking towards the pond side of property for any proposed zero-entry pool. He thinks the Board should look into selling the lot by the townhomes for townhomes to be built and the funds used to build this proposed pool. It was discussed whether Jake Riordan's development on Harrodsburg Road was interested in houses/townhomes being members of Palomar Hills. A resident said he would find out from Riordan.

Residents discussed pool concerns, staffing, and suggestions to open the bath rooms in the basement of the clubhouse.

At 8:47 p.m., Marty Solomon made a motion to adjourn and Jay Hierro seconded, it was unanimously approved.

*Minutes submitted by: Jeannie Hixson*