

Palomar Hills Community Association, Inc.
Board of Directors Meeting Minutes
July 15, 2019

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

Brad Kerkhoff - Present
Donna Potter - Absent
Matt Malone - Present

Neighborhood Presidents:

Leah Tolliver, Townhomes - Present
Todd Taylor, Olde Bridge - Present
Karin Iorio, Crossings - Absent
Richard Dawahare, Greens - Present

Michael Schwab, Villas - Absent
Pat Hopkins, Meadows - Absent
Linda Smith, Woods - Present
Don Hollis, Glades - Present

Others in attendance: Charles Penn, Jay Conne, Dan Schott, Peter Woollam, Andrea Young.

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

Minutes: The June 17, 2019 minutes were reviewed. Brad Kerkhoff made the motion to approve the minutes, Joe Clabes seconded. The minutes were approved.

Financial Report: Marty Solomon discussed and explained the financial report. The Board reviewed the financial statement/report. A motion was made by Brad Kerkhoff to approve the financial report, Matt Malone seconded. The financial report was approved.

Neighborhood Reports:

Greens - Richard Dawahare- Nothing to report.

Olde Bridge - Todd Taylor- Truck parking on street was moved.

Meadows -

Townhomes - Leah Tolliver- Working on hiring contractors.

Crossings -

Villas -

Glades - Don Hollis- Discussed possibility of adding Palomar Glen to amenities.

Modifications: Charles Penn, representative of Distinctive Design Remodeling was present on behalf of owners, 4237 Palmetto Drive. Owners request is to remove existing screened in patio and replace with an enclosed room and to also replace existing deck. No issues were observed and the motion to approve the modification request at 4237 Palmetto Drive was made by Matt Malone, Brad Kerkhoff seconded. The modification request was approved.

4109 Palomar Boulevard (Wilder). Owners not present. Request to expand deck beyond house footprint. Board will vote by email within 45 days.

Social Committee: Linda Smith stated the Adult Social was a success. Concert in the Park is next Wednesday, July 24th. Food trucks will be JIRL's and possibly LaRosa's Pizza. Mister Softee will also be here.

New Business: Amendment to the Bylaws regarding election of Neighborhood Presidents was explained by Richard Dawahare. Discussion ensued. Cindy to send out election notice for Richard Dawahare. Neighborhood Presidents have discussed amendment to the Declaration of Covenants, Conditions, and Restrictions for Palomar Hills and voted on an amendment to change election proceedings and term. Richard Dawahare worked with John Watz, Association attorney, in preparing the amendment. Cindy Russell will schedule elections for all neighborhood presidents, with exception of Don Hollis (Glades) and Karin Iorio (Crossings) for 2019.

Old Business - Nothing to report.

Resident Business: Peter Woollam talked about the upkeep of the common area, particularly mulch on tennis courts from playground area, mulch missing in area where children's feet drag while swinging and fallen branches. He asked who is responsible for cleaning these areas. Asked if the lawncare contractor is supposed to pick up the limbs. He has requested that we budget for new mulch for playground area next year.

Manager's Report:

Collections

PHCA currently holds liens on three (3) properties, with outstanding balances totaling \$2,421. One homeowner is making payments on their delinquency. One lien was paid off and the lien released.

Maintenance

- Installed and re-wired new stereo in clubhouse
- Repaired irrigation line break at Harrodsburg Road entrance
- Completed irrigation start-up at townhomes
- Rebuilt piping for pond pump
- Repaired landscape lighting in open area (Lyon Drive/Palmetto Drive)
- Reworked lights around clubhouse fountain
- Repaired up-lighting and converted to LED bulbs around clubhouse
- Repaired fountain in upper pond
- Re-set trash receptacle at park entrance

At 8:35 PM, Marty Solomon made a motion to adjourn and Brad Kerkhoff seconded, it was unanimously approved. Meeting was adjourned.

Minutes submitted by Matt Malone