

Palomar Hills Community Association, Inc.
Board of Directors Meeting Minutes
Held via ZOOM video conference
July 20, 2020

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

Matt Shields - Present
Signe Dunn - Present
Robby Trimble – Present
Laurie Daugherty - Present

Neighborhood Presidents:

Karin Iorio, Crossings - Present
Don Hollis, Glades - Present
Trisha Dang, Greens - Present
Josh Fee, Meadows - Absent

David Dressman, Olde Bridge - Present
Sara Janes, Townhomes - Present
Michael Schwab, Villas - Present
Linda Smith, Woods - Present

Others in attendance: Paula Johnson, Rhonda McPeek, Todd and Donna Akins, Peter and Sharon Woollam, Ross Tekulve, Tom Roentz, Kevin Culp, Vicki Stevens, Yvonne Thompson, Butch Hart, Adam Hannah, Jeff Heath, Leslie Nuckols and others logged in via Zoom.

The meeting was held via Zoom due to COVID-19 and social distancing requirements. Brad Kerkhoff called the meeting to order at 7:05 pm.

Minutes: The June 15, 2020 minutes were reviewed. Matt Malone made a motion for the minutes to be approved, Signe Dunn seconded. They were unanimously approved.

Financial Report: Due to the Treasurer vacancy Brad Kerkhoff stated that there will be loss of revenue in clubhouse rentals, optional memberships, guest fees and swim team memberships due to COVID restrictions. There was also discussion of budget line items that would need to be addressed once the new Palomar Association Board is elected. The financial statement was unanimously approved.

Modification Requests - 3941 Peppertree Drive - request to fill in, in ground pool with dirt. Matt Malone made a motion to approve and was seconded by Donna Potter. It was unanimously approved.

4064 Peppertree Drive - Previously at the May 2019 Board meeting, Mr. Hart, the resident requested to allow a 8' wooden privacy fence installed in violation of the Declaration to remain in his backyard adjacent to Adam Hannah's property. The Board denied that request. Mr. Hart has been paying a weekly fine as provided for in the Declaration and asks for reconsideration. Mr. Hart also requested that he be granted permission and approval to construct a 6' wooden privacy fence that borders Jeff Heath's property on the driveway side. Mr. Heath stated that he did not object to Mr. Hart installing a 6' fence. Mr. Heath likewise stated he did not object to the 8" fence adjacent to Mr. Hannah's property. The Board voted to reverse its prior decision and allow the fences on the grounds that: (1) the neighbor in previous opposition does not object; and (2) due to the unique topography of the properties involved, the slope of the land created a singular unique circumstance for an 8' fence. Signe Dunn made a motion to allow the fences to be constructed. The motion was seconded by Donna Potter and it was unanimously approved.

3989 Palomar Boulevard – request to construct a 6’ fence across rear portion of property. Donna Potter made a motion to approve and Signe Dunn seconded. The motion was unanimously approved.

4036 Santee Way- (Walter) requested to replace the board frame in the backyard to a 10’ Pergola. Motion was made to approve by Brad Kerkhoff and seconded by Matt Malone. Motion was passed.

Neighborhood Reports:

Crossings - Karin Iorio - No report

Glades - Don Hollis - stated that Leslie Nuckols (a Glades resident) had expressed concern over the color of the pickle ball lines painted on the tennis courts. Ms. Nuckols and Don Hollis stated that it was their understanding that a color had not been chosen by the board. Cindy Russell stated that she asked several of the pickle ball players and tennis instructor MacKenzie to meet and agree upon a color for the pickle ball lines. Ms. Nuckols is not in favor of the color chosen.

Greens - Trisha Dang - No report

Meadows - Josh Fee - Absent

Olde Bridge - David Dressman - stated that there have been several complaints about cars being parked on the street which makes access to residences difficult at times. He also discussed the issue of the decaying fence that borders the creek. Residents on the property bordering the fence have stated that the HOA is responsible for the maintenance of the fence. There was some discussion on getting quotes for removal of the fence as well as quotes for construction of new fence and who would be responsible for the cost.

Woods - Linda Smith - expressed concern regarding the deterioration of several mailboxes. She said she would make a list of addresses with mailboxes that needed repair.

Townhomes - Sara Janes - expressed concern over the lack of the maintenance of the sidewalks, walking path, ponds, trees and mosquitoes in the area.

Villas - Mike Schwab - stated at this time there are several children that continue to ride their big wheels and razors in the street and due to this creates there is a safety issue.

New Business - Appreciation for the previous board members' service was expressed to Joe Clabes and Jeannie Hixson for all their hard work and years of service. The Palomar Hills Community Association Board members for 2020 were nominated and elected. The board election results were as follows: President: Brad Kerkhoff, Vice President: Matt Malone, Treasurer: Laurie Curry Daugherty, and Donna Potter, Secretary.

Peter Woollam asked who is responsible for cleaning the trash in the “common areas”. He stated that it appears that trash in the areas seem to be overflowing at times. There was also an inquiry on who is responsible for supervising the contractors that are hired to maintain the grounds in the neighborhood. Jay Conne requested that each neighborhood President have access to neighbors’ email accounts. Kevin Culp stated that the new tennis court lights are not effective in the way they are presently positioned. There is little to no light on 3 of the 4 courts. Cindy Russell agreed to follow up with the company that installed the tennis court lights and request that they adjust accordingly.

Old Business - Question was raised on the status of the Audit Committee. At present a committee is being formed to discuss Audit possibilities.

Manager's Report:

Collections

PHCA currently holds liens on three (3) properties, with outstanding balances totaling \$1,643. Two (2) homeowners are making payments toward their liens.

Maintenance

- Replaced photocell for streetlights at cross section of Cimarron and Chinaberry
- Cleaned out fountain in field closest to clubhouse
- Repairs made to pump for ponds
- Routine maintenance, etc., in opening the pools
- Several conversations with the Red Cross regarding pools opening
- Several conversations with LFUCG Health Department regarding pools opening
- Repaired irrigation sprinkler valve at clubhouse area
- Adjusted irrigation sprinkler heads at townhomes
- Installed internet and electric for Club Sentry at the pools
- ADA portable lift chair delivered and placed at lap pool

Miscellaneous

- Mailed letters to several homeowners
- Met with contractors to inspect repairs needed at townhomes
- Prepared work schedule for pool attendants
- Reviewed and approved timecards for pool managers, lifeguards and pool attendants
- Tennis courts pressured washed and pickleball courts re-stripped
- New mulch installed at playground and weighted mats laid at swings and base of slide
- Large limb cut up and removed from HOA owned field by Olde Bridge Estates

At 8:25 PM, Signe Dunn made a motion to adjourn and seconded by Brad Kerkhoff. It was unanimously approved.

Minutes submitted by Donna Potter