

Palomar Hills Community Association, Inc
Board of Directors Meeting Minutes
June 19, 2017

Board Members:

Jay Sudkamp, President - Present	Signe Dunn- Present
Joe Clabes, Vice President- Present	Jeff Heath- Present
Marty Solomon, Treasurer - Present	Erin White- Present
Jeannie Hixson, Secretary- Present	

Neighborhood Presidents:

Alan Siegel, Townhomes –Absent	Tara Combs, Villas – Absent
Todd Taylor, Olde Bridge –Present	Pat Hopkins, Meadows – Absent
Karin Iorio, Crossings –Absent	Linda Smith, Woods- Present
Richard Dawahare, Greens –Present	Don Hollis, Glades – Present

Others in attendance: Brad Kerkhoff, Tarun Kukar, Peter Woollam, Dana Harvey, Sherry Heflin, Kaitlyn Colvin, Linda Williams, Howard Coleman, Jennifer Hierro, Jay Hierro, Joy Murphy, and Jay Conne

Jay Sudkamp called the meeting to order at 7:00 PM.

Minutes: Jeff Heath asked that the May minutes reflect that he was not present and did not approve the lease agreement on 4056 Peppertree. Jeff Heath moved to approve the minutes as written, Marty Solomon seconded and the motion passed.

Financial Report: Marty Solomon reviewed the budget and there was discussion over line items specific to pool memberships and swim team fees. Erin White made a motion to approve the financial report, it was seconded by Jeannie Hixson and unanimously approved.

Neighborhood Reports:

- Don Hollis, Glades - reported that there was a car stolen in the Glades.
- Dana Harvey, Townhomes - asked if the Board would allow a blood drive in the clubhouse. She would coordinate and advertise the event. The Board asked that she report back after confirming a date and time for approval.
- Richard Dawahare, Greens- discussed light bulbs and brightness as it relates to other residents.

New Business:

2005 Glade Lane - requested a three-year lease approval. Leases can be requested due to hardship circumstances. The residents will move out of Kentucky for a three-year fellowship and want to keep the house because they expect to move back after the fellowship. They have not tried to sell their house and say they do not have time to fix it up prior to their move. They knew about the no lease provisions of Palomar Hills when purchasing the home. Another resident spoke against long term rentals and keeping the feel of the neighborhood. The Board, after the meeting, denied the request to lease 2005 Glade Lane for three years.

4045 Peppertree Lane - requested that they be allowed to plant trees between their ash trees, just in case the ash trees die. This will be nine street trees in their yard. There was no timeline on removing the ash trees. Erin White made a motion to deny the request, it was seconded by Jeannie Hixson and unanimously approved.

Tennis Court Renovation - The tennis court asphalt application has been delayed but will be completed when there are several days without the threat of rain. Court paint colors confirmed are: dark green on the outside, light green on the inside, white tennis court lines, dark green pickleball lines on courts 1 and 4. Tennis Technology cannot put the holes in the basketball court without erecting a fence. This can be done quickly and easily but because of safety cannot have holes with no fence. The Board agreed to see how it goes without a fence separating the goals. If misuse, the fence will be erected. Peter Woollam brought a few issues to the Board's attention including ponding which will be addressed and ideas for security and the playground and mulch.

Board Packets - The Board agreed to receive email packets but asked for paper copies for the meetings.

Modification Request:

4012 Palomar Boulevard - requested permission to replace a cracked back patio and move a light pole to the left side of the porch. Jeff Heath made a motion to allow 4012 Palomar Boulevard to replace their patio and relocate the light pole, Marty Solomon seconded and it was unanimously approved.

New Development at 4145 and 4235 Harrodsburg Road. The hearing related to approval of the final development plan (Phase 1) was delayed but Joe Clabes and Jay Sudkamp met with the developer and city traffic engineers to discuss traffic calming measures. The developer agreed to set aside funds for traffic calming measures. A pharmacy is being planned for the commercial development. The developer does not wish to be a part of Palomar Hills. Jeff does not want to offer Optional Memberships to the development; the entire neighborhood should pay mandatory dues- it's all or none. The extension of Madrone should start within the next 6 months if the final plan is approved.

Fencing guidelines - are still being discussed as well as changed to the Master Document/Green Book. The Master Document is a legal document and any changes are permanent and must be filed with the Fayette County Clerk.

Managers' Report:

- The Lexington Chamber Orchestra string quartet performed at the adult pool on Saturday, June 10th. Approximately 100-125 people attended. Appetizers provided by Magnolia Springs Senior Living.
- The Adult Fiesta is scheduled for Saturday, June 24th. Sorry Atari will perform and Moe's is catering.
- An Independence Celebration is planned for Saturday, July 1st. Bella Shaved ice will provide free treats from 1-3 at the pool and a DJ will play from 5-8.
- Mr. Softee Ice Cream truck will be at the park on Monday, July 3rd.
- The summer Concert in the Park is scheduled for Saturday, July 19th. Ben Lacy and Cory Cross are performing.

Resident Business: Several residents spoke about their unhappiness with the permission to lease 4056 Peppertree from June 1, 2017-June 1, 2018. Erin White made a motion to rescind the approval of the motion to allow the lease of 4056 Peppertree until June 1, 2018, Jeff Heath seconded. Two voted yes and four voted no, thus the motion was not approved. Jay Sudkamp will talk to the owners' realtor about their efforts and clarify issues.

Mary Solomon paid homage to Jay Sudkamp and Jeff Heath for their efforts on the Board. This meeting is their last meeting as board members. Jay has been our president for 8 years and the Board thanked him for his effort and hard work during that time. Jay thanked the Board and stated he hopes he made Palomar Hills a better place and expects the Board to carry on his work. He was awarded a certificate of merit as well as a bronze plaque and tree to be planted in the park. It was also noted Brian Hill, past president, will have a tree and plaque in his honor also. The Board congratulated both men on their time served for the betterment of the neighborhood.

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

Meeting adjourned at 9:00 PM.

Minutes submitted by: Jeannie Hixson