

**Palomar Hills Community Association, Inc**  
**Board of Directors Meeting Minutes**  
**June 18, 2018**

**Board of Directors:**

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-Absent

**Neighborhood Presidents:**

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

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

**Others in attendance** - Peter and Sharon Woollam, Will Harper, Becky Brooks, Elizabeth Robbins, Nikki Reichert, Nelva Fitzgerald, Brian Hill, and Jeff Heath

Joe Clabes called the meeting to order at 6:59 PM.

**Minutes:** Brad Kerkhoff moved to approve the May 2018 minutes as written, Marty Solomon seconded, and the motion passed.

**Financial Report:** Marty Solomon informed the Board of a new Kentucky law that will take effect July 1, 2018. It requires that a 6 percent tax be charged for services. Our landscaping bill will increase by 6 percent starting July 1<sup>st</sup>. If we prepay the remainder owed on our contract (\$24,000) for the rest of 2018 prior to July 1<sup>st</sup>, we won't have to pay the 6 percent increase. Marty Solomon made a motion to prepay the remainder balance owed to the landscaping company to avoid the sales tax, the motion was seconded by Jeannie Hixson and was unanimously approved.

Marty Solomon also noted that at the July meeting the Board will discuss insurance coverage for Palomar Hills and discuss ways to reduce premiums along with quotes from other carriers. In the past, it has been difficult to get competitive quotes.

Marty also noted the grant program we were applying to for the volleyball court improvements has been terminated. Thus, without the matching grant, this project will not happen.

Jay Hierro made a motion to approve the financial report, Signe Dunn seconded, and it was approved.

**Modification Requests:** 2269 Shannawood Drive, request for a sun room addition was not recommended by the modification committee due to the pitch of the roof and questions related to the aluminum posts. The homeowner was present and discussed the reasons the request should be revisited. The modification committee agreed to revisit and take a tour of the home and look at the plans. The recommendation will be sent to the Board by Friday.

2061 Glade Lane requested widening the driveway with concrete cinder blocks. The modification committee asked the Board to decide. By vote of 3-2 the request was denied. The resident noted another Glade resident had added blocks and the Board agreed to require it be returned to its original state prior to sale of the property.

3989 Palomar Boulevard 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 resident has not discussed with the neighbors. The Modification Committee has not looked at the proposal fully and this will be tabled until the next meeting.

4005 Peppertree Drive is requesting removal of a deck and a room addition in that space. The deck will be 10 by 21 feet. It meets the roof and material specifications and will be covered with brick matching the home. The modification committee recommends this request. Brad Kerkhoff made a motion to approve and Jay Hierro seconded, and it was unanimously approved.

3920 Peppertree Drive is requesting installation of a 12 foot by 24-foot pool that is 3-5 feet deep. The committee has not had time to review or talked to the neighbors. This request was tabled until the modification committee has reviewed.

**Pool Report:** Elizabeth Robbins, the pool manager gave a report on the pools. There are 10 new lifeguards this season. They are having a second training session for the year and new lifeguards have been paired with more experienced lifeguards to mentor. A board member asked about how many swimmers require a guard on duty. They are staffing on busy days to have 3 guards on the chairs with one guard at check in. The pool season is going well.

**Neighborhood Reports:** Don Hollis, Glades- the Fountains at Palomar zoning change appeals period has passed. The next step is the developer filing the final development plan.

**Social Committee:** The Adult Party is June 23<sup>rd</sup> at 7 at the adult pool. Salsarita's will be catering. There will be a DJ and door prizes.

**Capital Improvement Committee:** Jeff Heath on behalf of the committee brought a proposal for a zero-entry kid pool of approximately 2000 square feet. One proposal had this pool on the field next to the Clubhouse parking lot (owned by Palomar Hills). It would connect with fencing from the existing family pools to the lot. There would be play structures, sprays and dumps (approximately 8). Brian Hill, a resident architect, designed and sketched the proposal. The costs would be \$400,000. He also brought a proposal with another pool by the pond and guard shack. This would be a smaller pool and would require a retaining wall by the pond. This would cost approximately \$375,000. The Board asked how this proposal would be funded since it is such an expensive proposal. Mr. Heath had several ideas. All would require an assessment on residents. The Board agreed to survey residents just looking at the possibility of the idea. There was no discussion of feasibility, costs or recommendation. This discussion was merely for information.

**Old Business:** Joe Clabes thanked Signe Dunn for her four years of service on the Board. Ms. Dunn said this is one of the best neighborhoods in town and she is honored to have served. She hopes the Board continues to work as a team.

Marty Solomon complimented Lester and Victoria on the beauty of the plantings at Palomar Hills' entrances.

Signe Dunn congratulated Victoria Marshall on her ten years of service.

**New Business:** Brad Kerkhoff requested the Board look at opening the basement restrooms to residents.

Signe Dunn stated the need for the city to paint a left turn lane at the exit onto Harrodsburg Road.

At 8:39 p.m., Marty Solomon made a motion to adjourn and Signe Dunn seconded, it was unanimously approved.

*Minutes submitted by: Jeannie Hixson*