

Palomar Hills Community Association, Inc.
Board of Directors Meeting Minutes
Held via ZOOM video conference
June 15, 2020

Joe Clabes, President - Present
Jeannie Hixson, Vice President - Present
Brad Kerkhoff - Present
Matt Shields - Present

Matt Malone - Present
Donna Potter - Present
Signe Dunn - Present

Neighborhood Presidents:

Sara Janes, Townhomes - Present
To be announced, Olde Bridge
Karin Iorio, Crossings - Present
Trisha Dang, Greens - Present

Michael Schwab, Villas - Present
Josh Fee, Meadows - Absent
Linda Smith, Wood - Present
Don Hollis, Glades - Present

Others in attendance: Paula Johnson, Rhonda McPeek, Donna and Todd Akins, Peter and Sharon Woollam, Ross Tekulve, Tom Roentz, LaShawn Fugate, Kevin Culp, David Kinney, Vicki Stevens, Karry DiDiego, Yvonne Thompson, David Dressman, Jerry Moore, Phyllis Cunningham, Katie Stone, Rafael Rodriguez, Nikki Reichert, and others logged in via Zoom.

The meeting was held via Zoom due to COVID-19 and social distancing requirements. Joe Clabes called the meeting to order at 7:04 pm.

Minutes: The May 18, 2020 minutes were reviewed. Matt Malone made a motion for the minutes to be approved, Brad Kerkhoff seconded. They were unanimously approved.

Financial Report: Jeannie Hixson, Interim Treasurer, gave the report. Palomar Hills is on track for budget purposes and expenses are were we had planned. May expenses were lower than normal due to the pool not opening on Memorial Day. Brad Kerkhoff made a motion to approve the financial report, it was seconded by Signe Dunn. It was unanimously approved.

Modification Requests - 3985 Palomar Blvd. (Akins) - The resident requested to move steps on the second story deck from the back to the side to reduce number of steps as well as pour concrete stamped patio in place of existing pea gravel patio. With the offset of the chimney, the patio steps will extend 16 inches past the outline of the house (including the chimney) so it will be a variance to the Palomar Hills rules. The Board determined it was a minor variance of 16 inches and would allow the resident easier access to the deck. Matt Malone made a motion to approve the request to move the stairs and replace the existing patio with stamped concrete, it was seconded by Matt Shields. It was unanimously approved.

2261 Valencia Dr. - (Rodriguez)- The resident requested to install a 5' wooden privacy fence in his back yard. The resident was not on the call during board discussion but did notify he was on the call later in the meeting. Cindy stated because of the water\storm drainage easement Mr. Rodriguez obtained a survey. The deck measurements were not exact and without more information the Board decided to pass that portion of his request for his phase two deck to a later date. Jeannie Hixson made a motion to

allow the fence subject to not being in the easement and it following the fencing guidelines, it was seconded by Brad Kerkhoff and unanimously approved.

4025 Palomar Blvd. (Foster)- The Fosters were not on the Zoom call. They requested a black aluminum fence around their backyard and to place natural stone landscaping borders around their existing and new flower beds. A Board member asked why there was small area fenced in inside the fenced area. Cindy said she would follow up with the Fosters. The request was passed until that was answered.

Neighborhood Reports:

Crossings - Karin Iorio - No report

Glades - Don Hollis - No report

Greens - Trisha Dang - No report

Meadows - Josh Fee - Absent

Olde Bridge - David Dressman stated that Todd Taylor sold his house and resigned as neighborhood president. The election is currently being held against two residents.

Woods - Linda Smith-No report

Townhomes - Sara Janes - townhomes are meeting tomorrow for its board meeting. She is working on a responsibility chart and awaiting reserve study.

Villas - Mike Schwab - No report but glad the Villa fence will be worked on in late June.

New Business - Cindy Russell discussed the pool re-opening process amid COVID. She and Lester are still waiting on guidelines for the adult pool and family pool from the Governor and Health Department for opening on June 29th. No optional members or guests will be allowed in 2020 due to the limitations on numbers at the pool. There will be no pool parties. One entrance in and one entrance out will be used and the Cabana restrooms will be closed. The inside restrooms will be open because they allow for more social distancing. Attendants will be cleaning regularly as well as between pool time slots. There will be no vending machines and no water fountain. She and Lester are working on hiring as well as training the lifeguards and attendants. We hope to know occupancy rates once the guidance comes out. Lap swimming may open up once the family pool is ready to operate and has been inspected by the health department. If so, there will be information on reservations via the blog and email.

Resident Business - Mulch should go down on the playground as well as plastic mats in the next few weeks. Residents discussed other issues they would like addressed.

Signe Dunne thanked Cindy Russell and Lester for all their hard work getting the pool ready to open and welcomed Matt Shields to the board for his one-year term.

Manager's Report:

Collections

PHCA currently holds liens on three (3) properties, with outstanding balances totaling \$1,813. One lien was paid off and the lien released.

Maintenance

- Repaired and/or replaced several hydraulic lines for irrigation to townhomes
- Sprinkler system for townhomes turned on for the season
- Sprinkler system for Olde Bridge Estates turned on for the season
- Replaced bulbs/lamps in walking trail light fixtures
- Replaced three (3) broken light fixtures on walking trail
- Adult pool filled with water

Miscellaneous

- Mailed letters to several homeowners
- LED light fixtures for basketball/tennis courts have been installed
- Brush and weeds removed along fence at tennis courts
- Metronet installed internet and phone service for the clubhouse
- Landscaping for Palomar Boulevard islands completed
- Input maintenance requests information into townhome computer system
- Worked on plan to open the pools. Still waiting on specific guidelines from Governor Beshear's office
- Posted on BBB website need for gutter company to give estimates for cleaning and sealing gutters at the townhomes
- Interviewed several young people for open lifeguard and pool attendant positions

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

Minutes submitted by Jeannie Hixson