

Palomar Hills Community Association, Inc
Board of Directors Meeting Minutes
March 19, 2018

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-Present

Neighborhood Presidents:

Alan Seigel, Townhomes –Present
Todd Taylor, Olde Bridge –Present
Karin Iorio, Crossings –Present
Richard Dawahare, Greens – Present

Tara Combs, Villas – Absent
Pat Hopkins, Meadows – Present
Linda Smith, Woods- Present
Don Hollis, Glades – Present

Others in attendance -Jeff Heath, Bob and Sara DeMuth, Pam Holdaway, Candy Pettry, Jackie and Mike Silvers, Chester and Joan Tackett, Bruce Simpson, Becky Brooks, Jay Conne, Joy Murphy, Paul Ray Smith, Edmond Miller

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

The Webb and Greer Companies reported on the new proposed development called The Fountains at Palomar at the corner of Harrodsburg Road and Man O' War Boulevard. It extends to the border of the Glades and stops at the Masonic Lodge property. The proposed development includes a pharmacy, organic grocery store, mix of local and national chain restaurants, 100 room Hyatt Place hotel, and retail shops. The Developers have been talking with CVS, Starbucks and Chick-fil-a for possible placement. Glade Lane would be capped for pedestrian and bike traffic, so it could not be accessed for vehicular traffic. The developers are requesting a stop light on Harrodsburg Road; with right in-right out on Harrodsburg Road and Man O' War Blvd.

The proposed zoning request to change the property to B-3 zoning will be before the planning and zoning commission on March 22, 2018 at 1:30 pm. The developers encouraged residents in favor of this plan to submit comments to the appropriate parties. The developers also requested the Palomar Hills Board send a letter stating they are in favor of the development. The email addresses of appropriate parties will be circulated by via email so residents can voice any concerns against or, in favor.

Residents asked questions of the developers related to traffic, pedestrian traffic, noise and light considerations. Marty Solomon made a motion, which was seconded by Brad Kerkhoff, that Palomar Hills Board submit a letter stating it is in favor of the proposed zoning changes as proposed by the developers for The Fountain of Palomar commercial plan and particularly that Glade Lane would not allow any vehicular traffic from the commercial development. There were 5 in favor, Jeannie Hixson voted against. It was approved.

Minutes: Marty Solomon moved to approve the January minutes as written, Signe Dunn seconded, and the motion passed.

Financial Report: Marty Solomon discussed the February and March financial reports. Signe Dunn made a motion to approve, Jeannie Hixson seconded, and it was unanimously approved.

Neighborhood Reports: Don Hollis - noted that the Glades residents, with the exception of a couple, are in favor of the proposed "Fountains" development.

Committee Reports: The Social Committee plans to meet before the next board meeting. Request for members has been included in the newsletter, Facebook, Twitter, and PHCA emails.

The Capital Improvement Planning committee met but is still look for additional members to assist with long term budget and capital/construction projects.

New Business:

LFUCG Matching grant opportunity- The playground has an issue with mulch washing away and leaving little surface for children to play. The Capital Improvements Committee looked at multiple options but ultimately determined that the best course was to remove 3 inches of existing mulch; build new borders and add new wood mulch. The accepted bid was \$4,400. The Board decided against submitting a grant application for this project but to find a more extensive project.

The committee recommends using the money set aside for new mulch in 2018, approximately \$880, and next year's budget money for the playground to complete the task by May 2018. Marty Solomon made a motion, which was seconded by Signe Dunn, for \$4,400 to fix the playground mulch issues. It was approved unanimously.

Victoria Marshall updated on the lifeguard hiring and pool for 2018. Brad Kerkhoff asked about insurance coverage noting another Lexington neighborhood association had a drowning in its pool. The PHCA policy will be discussed at the next board meeting.

2201 Valencia Drive- The resident painted the windows and shutters without getting prior approval. Jeff Heath from the modification's committee will look at the property.

Brad Kerkoff and Erin White discussed the budgeting process and the lack of communication related to some issues as well as cancelling board meetings when no business.

At 9:06 p.m., Marty Solomon made a motion to adjourn and Signe Dunn seconded, it was unanimously approved.

Minutes submitted by: Jeannie Hixson