

Palomar Hills Community Association, Inc
Board of Directors Meeting Minutes
May 20, 2019

Joe Clabes, President - Present
Jeannie Hixson, Vice President - Present
Marty Solomon, Treasurer - Present
Jay Hierro, Secretary - Present

Brad Kerkhoff - Present
Erin White - Absent
Matt Malone - Present

Neighborhood Presidents:

Leah Tolliver, Townhomes - Present
Todd Taylor, Olde Bridge - Absent
Karin Iorio, Crossings - Present
Richard Dawahare, Greens - Present

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

Others in attendance: Peter Woollam, Jay Conne, Joan Conne, Haroetha Klausing, Djaber Omari, Bob Dunbar, Deb Dunbar, Vicki Stevens, Jane Hollis, Donna Potter, and Phyllis Cunningham.

Joe Clabes called the meeting to order at 7:00 PM

Minutes: The April 15, 2019 minutes were reviewed. Jeannie Hixson made the motion to approve the minutes, Marty Solomon seconded and the motion was passed.

Neighborhood Reports:

Greens - Richard Dawahare stated the Greens plan to have a neighborhood meeting possibly July 17th.

Woods - Nothing to Report

Meadows - Nothing to Report

Townhomes - Leah Tolliver stated the Townhomes has a very good process for selecting its townhome board.

Crossings - Nothing to report

Villas - Mike Schwab reminded everyone to keep cars locked and valuables out of sight due to the recent vehicle break-ins in the neighborhood.

Glades - Don Hollis stated the recent election for President of the Glades went well and wanted to thank all that supported in ensuring the election was conducted fairly. There was discussion with other residents of the Glades.

Financial Report: Marty Solomon discussed and explained the financial report. The Board reviewed the financial statement/report. A motion was made by Brad Kerkhoff to approve the financial report, Jay Hierro seconded. The financial report was approved.

Modifications: Djaber Omari, resident at 2268 Valencia Drive presented his modification request to install two (2) windows in the room above the garage and two windows in the basement below the existing window. The windows are to be identical in dimension to as other windows of the residence,

including shutters. No issues were observed and the motion to approve the modification was made by Brad Kerkhoff and seconded by Matt Malone. A vote was conducted with six (6) votes Yea, zero (0) Nay. The modification request was approved.

Social Committee: Nothing to report

New Business: The board discussed adding a sun shade to the adult pool due to the trees removed recently. The proposed sunshade cost approximately \$400-\$500. The board concluded the Association has the funds to install the sun shade due to some items coming in under budget. A motion to install a sun shade in the adult pool area was made by Brad Kerkhoff and seconded by Marty Solomon. A vote was conducted with six (6) votes Yea, zero (0) Nay.

Yanping Wang, owner of the residence at 2053 Glade Lane has requested an extension to continue to lease the residence. The original request to lease the residence was approved for one (1) year. The board, along with Don Hollis (Glades President) discussed the issue and decided that by having the residence vacant, it would not be beneficial to the Glades neighborhood or the Palomar Hills neighborhood. Brad Kerkhoff made a motion to extend the expiration date to lease the property located at 2053 Glade Lane to January 31, 2020. Marty Solomon seconded the motion. A vote was conducted with six (6) votes Yea, zero (0) Nay. The Board noted that any further request would most likely be denied.

Old Business- Nothing significant to report.

Manager's Report:

Collections

PHCA currently hold liens on six (6) properties, with outstanding balances totaling \$5,232. Two homeowners have paid their accounts and liens released. Our attorney is involved with three (3) delinquent accounts

Maintenance

- Replaced seal for baby pool
- Irrigation around clubhouse area turned on (replaced several heads, repaired broken line)
- Oversaw installation of irrigation for volleyball court area
- Painted exterior hallway floor to basement bathrooms
- Mounted AED device in hallway of cabana
- Replaced photocell for street light fixture a Palomar/Syringa
- Replaced two (2) locks at adult pool and family pool
- Installed new head immobilizers on back boards for pools
- Replaced main drain grates in all pools per the Virginia Graeme Baker Act
- Pressure washing of pool decks completed

Miscellaneous

- Met with several townhome owners regarding miscellaneous items
- Met with several homeowners in the Glades
- Met with new lifeguards, pool managers, and pool attendants

- Sent letters to several homeowners not in compliance
- Had dead limbs removed from trees around clubhouse and pool area
- Had tree stump and limbs removed from field in front of Olde Bridge entrance
- Painted picnic tables in park

Peter Woolum noted some issues in the park.

Cindy stated during the Memorial Day weekend, many residents enjoyed use of the adult pool. Since the family pool was not open children were allowed. No employees are on duty except to unlock and lock facilities. Sunday morning, there was trash everywhere, the grill had food on it, open food containers were left on tables, tables were messy with ketchup/mustard, and toys found in the pool skimmers which caused the adult pool to stop working properly. Further, children destroyed a float that had been purchased to keep the ducks out of the pool. Cindy & Lester (maintenance) had to clean the area. Residents must clean up after themselves and leave the pool as they found it.

At 8:14 PM, Marty Solomon made a motion to adjourn and Matt Malone seconded, it was unanimously approved. Meeting was adjourned.

Minutes submitted by Jay Hierro