

Palomar Hills Community Association, Inc.
Board of Directors Meeting Minutes
Held via ZOOM video conference.
May 17, 2021

Brad Kerkhoff, President - Present
Matt Malone, Vice President - Present
Laurie Daugherty, Treasurer - Present
Donna Potter, Secretary - Present

Robby Trimble - Present
Signe Dunn - Present
Matt Shields - Present

Neighborhood Presidents:

Karin Iorio, Crossings - Present
Don Hollis, Glades - Present
Trisha Dang, Greens - Present
Josh Fee, Meadows - Present

David Dressman, Olde Bridge - Present
Lori Shelburne, Townhomes - Present
Mike Schwab, Villas - Present
Linda Smith, Woods - Present

Others in attendance: Cindy Russell, Jill VanTassel, Leslie Nuckols, Yvonne Thompson, Judith Stump, LaShawn Fugate, Becky French, Phil French, Jay Conne, Bruce Simpson, Kerry Nemecek, Paul Ray Smith, Howard Coleman, Connie Coleman, and others logged in via Zoom.

The meeting was held via Zoom due to COVID-19 and social distancing requirements. Brad Kerkhoff called the meeting to order at 7:00 pm.

Minutes: The April minutes were reviewed. Laurie Daugherty made a request to move Clint Long's financial presentation from the financial report to New Business or Guest. Robby Trimble made a motion to approve the minutes with this change, Signe Dunn seconded. The minutes were unanimously approved.

Guest: Bruce Simpson, attorney for Webb and Greer Development Company presented options for the property that was formally the Masonic Lodge property. The property has been purchased and discussions have been on going on what would be appropriate to fit into the comprehensive plan that the The Housing and Zoning committee has in mind. The meeting with the Lexington Planning staff stated that they would prefer multi-family housing rather than single family housing. The staff would like to see an increase to more residential density. Mr. Simpson would like input from Palomar Hills homeowners to include opinions as well as proposals on new ideas. Webb and Greer propose 14 upscale single-family homes on 11 acres with one way in and out. The out parcels on Harrodsburg Road would be restaurants and banks. Webb and Greer are proposing a mixture of commercial and residential. Request was made for all Palomar residents to provide input into the future of development of the property.

Financial Report: Laurie Daugherty reviewed the financial report. The swim team membership income is \$2,850.00 this year. All expenses are in line with the budget. The money spent in Discretionary Funds is \$4,011.00 out of the \$5000.00 due to water line repairs. The Townhomes continue to have roof repairs totaling \$73,000. Olde Bridge budget is right on track. Matt Shields made a motion to approve the financial report, Robby Trimble seconded. The financial report was approved.

Modification Requests: The following made modification requests and were approved via email vote by the Modification Committee:

4108 Amberwood Court - add an all season room on existing deck

2204 Inglewood Circle - replace 4-foot picket fence with new 5-foot shadowbox fence

2029 Glade Lane – request that previously installed pavers along driveway be permanently approved.

The board voted to ratify and approve the email vote.

Neighborhood Reports:

Crossings - Karin Iorio - Good

Glades - Don Hollis - Requested that when modifications are approved to notify Neighborhood Presidents.

Greens - Trisha Dang - Everything is good

Meadows - Josh Fee - Brad had a conversation with Amanda Bledsoe regarding the opening of Madrone Way.

Olde Bridge - David Dressman - Everything is good

Woods - Linda Smith - Expressed concern about the 4029 Palomar Blvd. There are animals in the eaves and front door needs to be painted.

Townhomes - Lori Shelburne - 14 roofs have been replaced since the first of the year. The townhomes are moving in the right direction.

Villas - Mike Schwab - Two houses were sold and flipped and up for sale.

New Business: Tennis Ball machine cost was discussed and tabled for the future.

Amanda Bledsoe called Brad Kerkhoff to let him know Palomar Hills was given a grant in the amount of \$1,000.00 for a concert in the park.

Manager's Report:

Collections

PHCA currently holds liens on four (4) properties, with outstanding balances totaling \$2,673. One homeowner is making monthly payments. One new lien was filed as the homeowner became 90 days delinquent.

Maintenance

- Surge tank was repaired the week of April 19
- Re-set timer for tennis court lights
- Pressure washed all pool decks
- Pressure washed the pools and filled the pools with water
- Set out pool furniture
- Put up lifeguard chairs
- Put out life safety equipment in pool areas
- Turned landscape irrigation on at clubhouse and entrance at Man O' War
- Plumber repaired pond pump

- Water leak on main line to clubhouse repaired
- Repaired cut wire for section of walking path lights
- Replaced photocell for section of walking path lights

Miscellaneous

- Scheduled inspection of reported leak around chimney at 3945 Terrace Woods Lane
- Scheduled inspection of reported roof leak at 2204 Stone Garden Lane
- Gathered information for modification requests
- Met with prospective pool attendants and lifeguards
- Met with 2 contractors to get estimates to make asphalt repairs in the townhomes
- Met with Lex Handyman to discuss miscellaneous needed repairs at the townhomes
- Met with account manager for Landscape Workshop to discuss mowing concerns

At 8:18 pm, Signe Dunn made a motion to adjourn, Matt Malone seconded. It was unanimously approved.

Minutes submitted by Donna Potter.