

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

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

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

Neighborhood Presidents:

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

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

Others in attendance:

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

Minutes: The minutes were reviewed and Jeannie Hixson requested that amount used in discretionary funds for the playground be corrected to \$2937 in the October minutes. \$800 was budgeted for mulch and that was used in addition. Marty Solomon moved to approve the October minutes as corrected, Jeannie Hixson seconded and the motion passed.

Neighborhood Reports:

Richard Dawahare, Greens- In light of recent events, he recommended changing the modification process and how it works. Joe Clabes stated that he has been working with Cindy and John Watz and something will be presented to the Board and Presidents in next few months.

Financial Report: The Board reviewed the financial statement. Marty Solomon has added a column to the Income Statement showing comments related to budget costs and income that exceed projected amounts. Someone asked what the processing fee is that is listed in income. It is a fee to new residents to cover their green book and other documents received as well as staff time to orient them to the neighborhood. Chlorine cost overage for 2018 was discussed. For 2019, Palomar Hills will use a pill instead of liquid which will save costs. Jeannie Hixson made a motion to approve the financial report, Matt Malone seconded and it was unanimously approved.

Modifications: Several modifications have been submitted to the Committee for review and they will be submitted to the full board after the members have looked at them.

Social Committee- Linda Smith reported an adult open house will be held on December 6, 2018 from 7-9 at the clubhouse. Erin White reported that a Children's Christmas party will be held from 9-10:30 on December 8, 2018. Santa will attend and help is still needed from adults.

New Business- Clubhouse basement bathroom- Cindy Russell received quotes related to making the bathrooms in the basement useable for pool users. There was discussion about what renovations needed to be complete. A tour was held after the board meeting. The quote was from \$21,000-\$28,000. There was also discussion about the current bathrooms. Lester has talked with the Signature Club who had similar humidity issues. They put in small air conditioners and that fixed the humidity and smell issues. One quote was received for wall mount a/c units for \$6800. If Palomar Hills is interested, then Cindy and Lester will get more quotes.

Old Business- 2019 Budget- the Board and Presidents met and got a proposed 2019 budget planned in October. The proposed budget will be submitted via newsletter to the residents. Vote by the neighborhood presidents will be in December or January depending on the date the newsletter is received by residents (must be received 15 days before the vote). Brad made a motion to add \$5000 that was mistakenly left out of the budget for pressure washing and sealing the cul de sacs. Jeannie Hixson, seconded. A majority, 5, voted yes and Erin White voted against.

A resident asked if the Board had decided to hire lifeguards or use a management company. Brad Kerkhoff said he believed the budgeted amount would support either. There was discussion about the pool and resident concerns. Cindy Russell agreed to have a meeting in January inviting residents to share their concerns and act as an advisory group to Cindy on pool issues.

Vehicle Break-ins- There were numerous vehicle break-ins in the last month and a van was stolen in Palomar Hills. All reports to the clubhouse were the vehicles were not locked. Please remember to lock your vehicles and take valuables out of your cars. Report any suspicious activity to the police.

Manager's Report- Holiday decorations are complete. A light was repaired at the Olde Bridge entrance. Neighborhood decorating contest will be held on Monday, December 10, 2018, judges will be the Lexington Fire Department.

At 7:55 p.m., Marty Solomon made a motion to adjourn and Matt Malone seconded, it was unanimously approved.

Minutes submitted by: Jeannie Hixson