

Palomar Hills Community Association, Inc.
Board of Directors Meeting Minutes
November 18, 2019

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

Brad Kerkhoff - Absent
Donna Potter - Present
Matt Malone - Present

Neighborhood Presidents:

Sara Janes, Townhomes - Absent
Todd Taylor, Olde Bridge - Present
Karin Iorio, Crossings - Present
Trisha Dang, Greens - Present

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

Others in attendance: Donna Dixon, Yvonne Thompson, Ann Boyd, Erin White, Charissa Skeeters, John Bauer, Jay Conne, Pei Gao, Quanzhen Huang, Vicki Stevens, Ramona Schwab, David Dressman, Laurie Daugherty, and Steven Estepp.

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

Minutes: The October 21, 2019 minutes were reviewed. Laurie Daugherty asked that the section discussing her comments be amended to read as follows after the word recorded: however she expressed concerns about the language of the amendments including giving Presidents the power to change the procedure by which they are elected. Jeannie Hixson made a motion to approve the minutes as amended. It was seconded by Matt Malone and unanimously approved.

Special guests - Officer Sizemore and Officer Kirby from the Fayette County Police Department spoke about safety in our neighborhood and what our residents can do to prevent theft. Officer Kirby is responsible for our neighborhood. His sector is from Nicholasville Road to Versailles Road. Since October 1st, there have only been two reported crimes in our neighborhood. Both were car break-ins. 90 percent of car break-ins occur in unlocked vehicles. The officers recommended following the 9 pm rule. Before you go to bed, make sure your car doors are locked and garage doors are down. Make it a habit. Most of these thieves are "opportunists" who roam around neighborhoods looking for unlocked cars.

Crime in Lexington in general is down 16 percent this year. Residents should call the non-emergency line 859-258-3600 to report suspicious activity. This helps the police know where to patrol.

A resident asked about golf carts in the neighborhood and whether legally they can be driven on the road. Per law, the only motorized vehicles permitted to operate on public roadways are those that have been registered through the state and carry current insurance. There are certain requirements that need to be met for a motor vehicle to even be eligible to be registered for operation on the roadway. Certain ATVs meet these requirements however the majority of golf carts do not. If there are questions about that, I would recommend contacting the county clerk. Additionally, motorized vehicles are not permitted to be operated on sidewalks. This limits the use of motorized vehicles to privately owned

property. The officer said they were not legal to drive on roads; the only exceptions are in a golf course neighborhood which Palomar is not.

A resident asked about Ring type motion-sensor camera doorbells at resident's homes. The officers said these are very helpful in solving crimes. They also noted there are motion-sensor lights and cameras for the rear of homes. They also said if residents were worried about walking at night, there are commercial grade mace containers at Gall's in Lexington. The Board and residents thanked the officers for coming to the meeting. The officers gave their number for residents to contact them with questions.

Financial Report: The Board reviewed the financial statement and Marty Solomon discussed a projection report he had prepared through 2026. The report projected recurring expenses and costs to rise 2 percent every year and capital project expenses to be \$84,000 annually. The Board noted that of course there are predictions and looking at past budgets the capital project costs vary significantly. Members of Olde Bridge discussed budget for Palomar Hills but then discussed the Olde Bridge fund which is money that Olde Bridge residents pay for their private road maintenance, gate, snow removal, etc. Matt Malone made a motion to approve the Financial Report, it was seconded by Jeannie Hixson. Four voted in favor, Donna Potter voted against.

Neighborhood Reports:

Glades - All good.

Greens - Trish Dang stated a resident of the Greens had an expensive blow up stolen from their yard during Halloween.

Meadows - Josh Fee stated that a petition has been signed for a feasibility study for stop sign and speed bumps at Madrone and Palmetto Dr.

Olde Bridge - Todd Taylor stated that a fall Olde Bridge meeting was held in November. 17 of the 31 houses was represented. A social committee and executive committee were formed.

Woods- Linda Smith reported she has met with Laurie Daugherty about Ms. Daugherty's report submitted at the October meeting.

Townhomes – Yvonne Thompson on behalf of Sara Janes stated the Townhome Association continues to explore hiring a property management company. The Board is also considering a Reserve Study and hiring a Consultant to explore our options within the organizational framework created in 2008 under KRS 273. The Reserve Study will determine the current status of our infrastructure and the estimated costs associated with correcting the identified deficiencies. The Consultant will provide us with a detailed assessment of our status as a corporation and the responsibilities required of both our Boards as outlined under applicable state statutes and the Green Book. President Janes has and will continue to update President Clabes as to our Board's activities as we move forward. She and President Clabes have also met with attorney John Watz about these matters.

Crossings - Karin Iorio said she had received several calls about Palomar Hills extending trick or treat from 3-7 on the Saturday after Halloween (due to trick or treat being cancelled on Halloween). She hopes the Board will not let this happen again.

Villas - Mike Schwab stated Cindy's letter writing to Villa residents has improved the Villas parking problem.

Old Business- Joe Clabes presented an outline of current accounting procedures for Palomar Hills. There was discussion about the last time an audit was conducted -2008. There are three tiers of audits and different ones address different needs. Audits are expensive and the group discussed the need of an audit. After questions and discussion, the Board asked that our current accountant come to the next

board meeting to discuss audits and type of audit. A resident also asked about whether there was a set policy about how much is kept in reserves. This will be discussed with our accountant at the meeting. There was more discussion over the best practices document presented at the last board meeting. The Board hopes to work on suggested items in the coming months.

Jay Conne, a resident, voiced his concerns over the amendment to the Greenbook on July 25, 2019.

Manager's Report:

Collections

PHCA currently holds liens on five (5) properties, with outstanding balances totaling \$4,080. One homeowner is making monthly installments. One new lien was filed in October.

Maintenance

- Traced underground electrical lines for private street lights on Peppertree and Silktree Court (2 residents having street trees removed)
- Ran extension cords for common area holiday lights
- Put out holiday lights at clubhouse and Olde Bridge
- Replaced lamps on brick wall entrance at Harrodsburg Road
- Repaired street light on Amberwood Court
- Made repairs to several holiday decorations
- Removed orange cones left by company sealing the stamped concrete intersections
- Met with Tree Pro to confirm location of electrical lines for private street lights
- Re-stocked inventory for irrigation systems
- All irrigation lines were winterized

Miscellaneous

- Mailed letters to several homeowners not in compliance
- Received petition form from LFUCG to request the Division of Traffic Engineering to study the feasibility of installing speed tables on Mangrove Drive
- Received petition form from LFUCG to request the Division of Traffic Engineering to study the feasibility of a multiway stop at the Palmetto Drive and Mangrove Drive intersection
- The newsletter which included the 2020 proposed budget was mailed in early November.
- The Palomar Hills decorating contest will be held on December 9th and the children's Breakfast with Santa will be held on December 7th.

At 8:35 PM, Marty Solomon made a motion to adjourn and seconded by Matt Malone. It was unanimously approved.

Minutes submitted by Jeannie Hixson