

Palomar Hills Community Association, Inc.
Board of Directors Meeting Minutes
Held via ZOOM video conference
November 16, 2020

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
Trish Dang, Greens - Present
Josh Fee, Meadows - Present

David Dressman, Olde Bridge - Present
Sara Janes, Townhomes - Present
Mike Schwab, Villas - Present
Linda Smith, Woods - Present

Others in attendance: Cindy Russell, Mary Jo Billitter, Terry Neal, Peter Woollam, Scott Frazier, Yvonne Thompson, Terry Neal, Kerry Nemecek, Tracy Turner, Donna Dixon, Cindy Gosser, Hunter Moore, Sally Moore.

The meeting was held via Zoom due to COVID-19 and social distancing requirements. Brad Kerkhoff called the meeting to order at 7:03 pm.

Minutes: The October 19, 2020 minutes were reviewed. Signe Dunn made a motion for the minutes to be approved, Robby Trimble seconded. They were unanimously approved.

Financial Report: Laurie Daugherty reviewed the budget comparison sheet from expenses in 2019 to expenses in 2020. The water and sewer bills were much higher for the year 2020. The bill for the purchase of the new air conditioner in August was presented and paid. The other items listed in the budget were normal expenses for the 2020 fiscal year. Many of the budgeted expenses were lower than normal because of the COVID restrictions. The Olde Bridge and the Townhomes budgets were included in a separate packet. Matt Malone made a motion to approve the financial report, Matt Shields seconded. The financial report was approved.

Modification Requests – 2248 Valencia Drive - The resident requested a patio extension prior to the November board meeting and the request was approved via email vote. The Board voted to ratify and affirm the request. Matt Malone made a motion to approve, Matt Shields seconded. It was unanimously approved.

Neighborhood Reports:

Crossings - Karen Iorio - everything is fine.

Glades - Don Hollis - stated that Nadine Goble called to complain about Jay Conne's outside renovations. Mrs. Goble is upset because she said Mr. Conne has grass planted but grass has failed to grow.

Greens - Trisha Dang - everything is good.

Meadows - Josh Fee - everything is fine but has had a resident question the use of different colored light blubs in the neighborhood.

Olde Bridge - David Dressman - stated that everything is fine.

Townhomes - Sara Janes - asked when the Townhomes would get repairs done to roofs that are in disrepair. Laurie Daugherty suggested that designated members on the board have a meeting with the Townhome residents on how to go through the Palomar portal to request services. Discussion will follow in new business.

Woods - Linda Smith - everything is fine.

Villas - Mike Schwab - expressed concern about skateboarders and bicyclist running up and down the streets. Mike said he will get with Cindy Russell to discuss contact with Lexington City Roads to see if speed bumps or humps could be installed.

New Business: The 2021 Palomar Hills Community Association, Inc.'s budget was discussed. The budget was mailed out to all residents to allow them time to provide input to the proposed budget. Laurie Daugherty explained how the budget would be approved or denied. All neighborhood presidents (who represent their prospective neighborhoods homeowners) would need to approve the budget. Over 50% of the neighborhood presidents would be needed to approve or disapprove the proposed budget. Laurie presented updates to the budget that went out to the residents after the mailout. The Workers Compensation insurance increased by \$400.00 for next year and the line item for the Capital Reserve Study was decreased to \$5,990.00. Matt Malone made a motion to approve the 2021 budget, Signe Dunn seconded. It was unanimously approved.

Sara Janes posed the question of how do they know projects/work done by vendors hired is complete and accurate. Cindy Russell said she and Lester have been on site to inspect quality and workmanship of projects. Brad Kerkhoff said that we will revisit the results in April or May of 2021.

Don Hollis brought up the expense of maintaining the stamped concrete intersections in the neighborhood. Brad stated that maintenance of pavers should last for 10 more years.

Map of the JN Harrodsburg, LLC development and zoning change request was presented to the board. Residents were encouraged to attend the zoning meeting on November 19, 2020 if they had any questions or objections.

Brad Kerkhoff proposed that Laurie Daugherty as Treasurer have online, read only access to Palomar's banking accounts. Donna Potter made a motion to approve, Robby Trimble seconded. Signe Dunn opposed. The motion was approved.

Discussion of having a reserve study done for the Palomar Hills Community Association was continued. Information was shared on the pros of having a reserve study done and the advantages of having projected goals and costs for the future needs of Palomar Hills.

The Palomar Board decided to continue to have the annual Holiday Celebration on December 19, 2020. Details will be sent out via email.

Manager's Report:

Collections

PHCA currently holds liens on five (5) properties, with outstanding balances totaling \$3,547. One new lien was filed as the homeowner became delinquent.

Maintenance

- Put out extension cords at Man O' War and Harrodsburg Road entrance for holiday wreaths
- Repaired wood decks at townhomes
- Blew leaves off walking trail
- Replaced wire and electric plug for pond fountain. After doing so, found that the fountain is totally burned up and a replacement is needed
- Cleared grate at townhome pond
- Added new bows to holiday wreaths
- Showed property to prospective landscape company in order to get bid
- Changed batteries on ADT alarm in clubhouse
- Removed speakers around lap pool area

Miscellaneous

- Mailed letters to several homeowners
- Talked with 3 companies to get price for new aerator fountain for retention basin by tennis/basketball courts
- Met with roofing company that was awarded project to replace roof at 2216 Stone Garden Lane
- Prepared cost comparison for roofing company bids
- Prepared cost comparison for landscape contract bids
- Emailed city engineers to request new paint on directional markings at Man O' War
- Emailed city engineers to request adjustment of timing for traffic signals at Man O' War entrance

At 8:21 pm, Matt Malone made a motion to adjourn, Matt Shields seconded. It was unanimously approved.

Minutes submitted by Donna Potter