

Palomar Hills Community Association, Inc
Board of Directors Meeting Minutes
October 10, 2016

Board Members:

Jay Sudkamp, President - Present	Signe Dunn- Absent
Jeff Heath, Vice President- Present	Joe Clabes- Present
Marty Solomon, Treasurer - Present	Erin White- Present
Jeannie Hixson, Secretary- Absent	

Neighborhood Presidents:

Alan Siegel, Townhomes –Present	Tara Combs, Villas – Absent
Todd Taylor, Olde Bridge –Present	Pat Hopkins, Meadows – Present
Karin Iorio, Crossings – Absent	Linda Smith, Woods- Present
Richard Dawahare, Greens – Present	Don Hollis, Glades – Present

Others in attendance – David Iorio, Peter Woollam, Tom and Joan Werner, Roger Kehrt, Gretchen McDaniel, Clinton Taylor, David O’Neill, Judy Taylor, Mark Parsons, Jane Estepp

Jay Sudkamp called the meeting to order at 7:00 PM and welcomed guest speaker, David O’Neill – Fayette County Valuation Administrator.

Guest Speaker:

Mr. O’Neil reported there have 50 property sold in Palomar Hills in the last two years; all but three sold for more than their assessed value. Home sales in 2015 and 2016 are 15% higher than in 2011 when the housing market hit rock bottom in Fayette County.

The average sales price of Palomar Hills property transactions is up 12%. If residents feel that their assessment is not fair or equitable, please contact the Administrators office to schedule a conference. Bring most recent appraisal, comparables to five other homes in the neighborhood, report of damage or deferred maintenance the administrator is not aware of, and report of storm water issues.

The tax bill residents received is based on the value of your home on January 1, 2016. The office is shooting for 100% fair cash value. 61% of property taxes go to fund Fayette County schools and are collected by the FC Sherriff.

According to Mr. O’Neill the new development and potential increase of cut through traffic will not negatively impact property values of Palomar Hills. He recommended asking the developer to install line of sight barriers, landscaping barriers, and traffic calming measures.

Minutes: Jeff Heath moved to approve the minutes as written, Marty Solomon seconded, the motion passed.

Financial Report: Marty Solomon reviewed the financial statement. By year end, the Association will be significantly over budget in water and electric. Adjustments will be made in the 2017 budget. Joe Clabes made a motion to approve the financial Report and Erin White seconded, it was unanimously approved.

Neighborhood Reports: No reports.

Old Business: Jay Sudkamp gave an update on the Ethington/Harrodsburg Road Development. The board consulted with zoning lawyer, Hank Grady and association council, John Watz. They advised the following:

- the Association is not going to stop the proposed development; possibly delay it.
- The proposed building plan consists of 70+ dwellings which is within guidelines of Fayette County Comprehensive Plan of no more than 102 dwellings on the site.
- It is unlikely that Madrone Way will remain closed to Harrodsburg Road. The city requires connectivity.
- The Association should request traffic calming measures on Madrone Way such as: multiple stop signs, crash gate, round- about, and bouncing curbs.

To voice concerns residents should contact:

Senior Planning Staff Member - Tom Martin: tmartin@lexingtonky.gov

Planning Manager - Bill Sallee: bills@lexingtonky.gov

Councilwoman - Amanda Bledsoe: abledsoe@lexingtonky.gov

To make your concerns part of the public record email the Planning Mailbox: planningmailbox@lexingtonky.gov.

Do's

- Send emails!
- Be specific with your concerns and suggestions.
- Express concern for increased traffic and the safety of children.
- Attend the Zoning Committee Meeting on October 27th.

Don'ts

- Don't take a broad exception to the development.
- Don't take issue with potential school zoning concerns.
- Don't only state that you like the green space and that it should remain.
- Don't talk about property values.

Street Parking: A current media blitz is underway to encourage residents to park in their driveway or garage for overnight parking. The association will begin ticketing and fining repeat offenders.

Pickleball: Peter Woollam reported that 19 players showed up for the Open House on Sunday, October 9. The next event is scheduled for October 23 at 2pm.

Manager's Report: Upcoming Neighborhood Events

- The annual neighborhood fall yard sale will be held on Saturday, October 15.
- A Concert in the Park is scheduled for Saturday, October 15 at 6 pm. Smokee DT's BBQ and That's How we Roll food trucks will begin serving at 5pm.
- The Greens Annual Chili Fest will be held on Saturday, October 29; 5:30 pm. on Peppertree Court.
- A kids Halloween "Thriller" parade, hayride, and party is being planned for Saturday, October 29 at 10 am.

Adjournment: Marty Solomon moved to adjourn Joe Clabes seconded, the motion was unanimously approved.

Meeting adjourned at 8:30 pm.

Minutes submitted by: Victoria P. Marshall