

Palomar Hills Community Association, Inc.
Board of Directors Meeting Minutes
October 21, 2019

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

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

Neighborhood Presidents:

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

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

Others in attendance: Jay Conne, Ann Boyd, Bob Schmidt, Cleo Price, Jennifer Hierro, Katie Hatfield, Jay Sudkamp, Laurie Daugherty, Quanzhen Huang, Pei Gao, Tiffany Rowe, Wes Rowe, Charissa Skeeters, Erin White, Seth Chambers, Steve Estepp and Jane Estepp.

Joe Clabes called the meeting to order at 7:02 PM

Minutes: The September 16, 2019 minutes were reviewed. Brad Kerkhoff made the motion to approve the minutes, Marty Solomon seconded. The minutes were unanimously approved. A vote for board officer positions was conducted in accordance with Roberts Rules of Order. Marty Solomon made a motion for Joe Clabes as President of Board. It was unanimously approved. Brad Kerkhoff made a motion for Jeannie Hixson as Vice President. It was unanimously approved. Jeannie Hixson nominated Marty Solomon as Treasurer. Brad Kerkhoff nominated Matt Malone as Treasurer. In accordance with the Robert's Rules the first nominated is voted on first.

Yay for Marty Solomon as Treasurer:

Joe Clabes
Jeannie Hixson
Marty Solomon
Donna Potter
Jay Hierro.

Nay for Marty Solomon as Treasurer:

Brad Kerkhoff
Matt Malone

With a majority vote, Marty Solomon was elected Treasurer. Jeannie Hixson made a motion for Jay Hierro as Secretary. It was unanimously approved.

Financial Report: The Board reviewed the financial statement/report. A motion was made by Jay Hierro to approve the financial report, Jeannie Hixson seconded. The financial report was unanimously approved. The Board and Neighborhood Presidents have met several times and agreed on a proposed budget to be mailed to the Neighborhood. The newsletter will be mailed in early November.

Neighborhood Reports:

Glades- Don Hollis said he had a meeting with the new residential developer (Jake). Allegedly Jake has made changes to the development plan.

Greens - Trish Dang Absent.

Meadows - Josh Fee stated that the South Elkhorn Craft Fair gave a preview for Madrone Way traffic. It looks to be complete. There was a discussion regarding the traffic on Madrone Way. Cindy Russell stated she was working with city engineers to see if a traffic study can be completed. This is the first step to getting a stop sign or traffic calming measures.

Olde Bridge - Todd Taylor - Nothing to report.

Townhomes - Sara Janes stated the officers of the Townhomes have changed and as such signers on the account need to be added and one deleted. There was a motion to adjust the October 2019 minutes to reflect the changes. Brad Kerkhoff made the motion to add as signer to the Townhome checking account with City National Bank the following: Sara Janes and Ravi Radhakrishnan and remove Leah Tolliver and Tom Peters as signers. Jay Hierro seconded the motion. It was unanimously approved.

Crossings - Karin Iorio - Nothing to report.

Villas - Mike Schwab requested talking to the city about painting "No Parking" on Valencia Drive in the Villas.

Modifications: Katie Hatfield of 2005 Glade Lane was present for her request for a 6' Dog Ear Cedar Shadowbox fence. Ms. Hatfield is asking for an exception for a 6' fence due to the grade of her backyard, privacy from neighbors and due to having a boxer dog that could potentially jump a mandated (Green Book) 5' fence. There was discussion regarding the exception request. Jay Hierro made a motion to grant an exception however Board President Joe Clabes stated the neighbors of Ms. Hatfield need to be notified to see if they have objections to a 6' fence. Joe Clabes informed Ms. Hatfield that the board would vote on the request via email.

Social Committee: Nothing to report.

Old Business: Nothing to report.

New Business:

Residence Business - Laurie Daugherty, a resident of The Woods, discussed her concerns related to the July 15, 2019 amendment of the Greenbook including the language of the amendment giving the Presidents the right to change the procedures by which elected. She acknowledged that the Board of Directors with 75% approval of the eight Neighborhood Presidents had the power and authority to pass the July 25, 2019 Amendment and cause it to be recorded. She stated that the purpose and language of the Amendment was not shared with all members of the Association prior to its passing and members of the Association were not given an opportunity to ask questions or suggest alternative language. She also presented a handout related to other practices she believes the HOA should review. Due to the length of discussion and the fact the Board had not received the handout prior to the meeting, this issue will be on the agenda at the November meeting.

Residents of Olde Bridge discussed safety concerns regarding the gate at Olde Bridge, which has been broken since July 2019. A resident also stated the entrance gate is being held up by rope and a stick. There were several residents of Olde Bridge that voiced their concerns for the safety of the neighborhood and requested answers from their Neighborhood President.

Olde Bridge Neighborhood President Todd Taylor stated that the gate equipment is on hand to be fixed however he is waiting on Kentucky Utilities to ensure the electrical is sufficient to support the entrance gate. There is also discussion about other issues including a security camera, info on Olde Bridge finances and a barrier fence. An Olde Bridge neighborhood meeting will be held soon.

Manager's Report:

At 8:23 PM, Marty Solomon made a motion to adjourn and seconded by Donna Potter. It was unanimously approved.

Minutes submitted by Jay Hierro