

**Palomar Hills Community Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Held via ZOOM video conference**  
**October 19, 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  
Trisha Dang, Greens - Present  
Josh Fee, Meadows - Present

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

**Others in attendance:** Mary Jo Billitter, Terry Neal, Peter Woollam, Casey Weesner, Yvonne Thompson, Beverly Seigel, Kerry Nemecek, Randy Gooch, Kim Gooch, Donna Dixon, Ravi Radhakrishnan, Jeannie Hixson, Susan O'Daniel, Sara DeMuth, and Jay Conne.

The meeting was held via Zoom due to COVID-19 and social distancing requirements. Brad Kerkhoff called the meeting to order at 7:05 pm.

**Minutes:** The September 18, 2020 minutes were reviewed. Laurie Daugherty made a motion for the minutes to be approved, Signe Dunn seconded. They were unanimously approved.

**Financial Report:** Laurie Daugherty stated that the Assessment income was right on track. The expenses noted were boots purchased for Lester and postage purchased for newsletter mailings. The water and sewer bills are costing an estimated \$40,000 per year which is over the budgeted amount. Maintenance repairs have also been over the budgeted amount. PHCA did receive \$10,000.00 back in grant money from the city of Lexington. At the present time, the budget is way ahead in the positive balance than we were this time last year. Matt Malone made a motion to approve the financial report, Matt Shields seconded. The financial report was approved.

**Modification Requests – 4024 Santee Way** - homeowner made a request to replace front door, extend driveway in back with stamped concrete and put a roof over front door. Donna Potter made a motion to approve, Robby Trimble seconded. It was unanimously approved.

**4125 Palomar Boulevard** – homeowner made a request to add a covered structure over the deck. On October 6, 2020, the board approved this modification by email vote. The vote was ratified during the meeting.

**4305 Palmetto Court** – homeowner made a request to add a covered structure over deck. On October 13, 2020, the board approved this modification by email vote. The vote was ratified during the meeting.

## **Neighborhood Reports:**

Crossings - Karin Iorio - All is good.

Glades - Don Hollis - stated that Nadine Goble called and complained about Jay Conne's outside renovations. Mrs. Goble is upset because she said Mr. Conne has trampled grass on her property and has made no effort to rectify the situation.

Greens - Trisha Dang - Applauds everyone who participated in the successful Chili Fest. It was a huge success!

Meadows - Josh Fee - Everything is fine.

Olde Bridge - David Dressman stated that there have been 2 vehicle break ins. The residents would like to establish a neighborhood watch.

Woods - Linda Smith - There is a report of a man walking in a resident back yard. Police were called.

Townhomes - Sara Janes - Townhomes business will be discussed in new business agenda.

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 the Lexington streets and roads engineering department to see if speed bumps or humps could be installed.

**New Business:** Cindy Russell said she had gotten request for a roving security company for Palomar for November and December.

Discussion of revised budget draft. The budget presented by Laurie Daugherty is draft #2. Changes made to the budget and the time frame was the discussion tonight and provide feedback and finalize the budget. A copy of the budget will be presented at November's board meeting. Each line item was explained and discussed. We have experienced lower income due to Covid, but we have also had lower expense due to lower expenses. Signe suggested that we do use some of the Capital Expense to replace all windows in the Clubhouse.

Peter Woollam asked if any money was in the budget to dredge the pond and requested if the locust trees along Lyon Drive could be removed. Cindy Russell stated that the city does not require dredging the ponds. Cindy Russell said the trees are owned by the residents and it was their responsibility. Peter requested that the modification committee be established.

Don Hollis inquired about selling the vacant land by the townhome's development. Brad stated that we are waiting to see what the Reserve study results are and then we will proceed with a plan to spend on our Capital projects. Don also asked about what Capital projects we could cut back on. Laurie Daugherty came up with income possibilities in the future and the ways to trim cost.

The Townhomes budget was discussed. At the townhomes October board meeting three (3) committees were dissolved. Sara Janes discussed hiring a property manager for the townhomes and Brad Kerkhoff reiterated that Palomar Hills Association holds responsibility for working with the Townhomes. Brad presented a possible idea of creating a portal that displayed an 8-point submission request for services and repairs needed and the entity that would be responsible. A discussion of the history of the townhomes management and expenditures was discussed in length. Views were presented on the pros and cons of hiring an outside management company for the townhomes and the responsibility that the Palomar Hills Association would encounter. Brad presented an outline of a process that would be feasible to make repairs in the townhomes without putting the current townhome residents in a financial crisis.

Mike Schwab stated he was getting pricing from a sign company for a plaque to honor Marty Solomon.

**Manager's Report:**

**Collections**

PHCA currently holds liens on four (4) properties, with outstanding balances totaling \$2,441. Ten (10) day notices sent to 5 homeowners that are 90 days delinquent.

**Maintenance**

- Closed adult pool
- Stacked and covered pool furniture
- Re-set timer for basketball/tennis court lights
- Re-set timers for lights at Man O' War entrance
- Replaced cut electrical wire to streetlight in townhome development
- Replaced flood light on clubhouse
- Traced cut wire for streetlight at Palomar Court and homeowner's electrician repaired
- Met with landscape contractor's
- Blew leaves/limbs off walking path
- Spread seed and straw on area that was repaired at lower pond
- Shut down all irrigation systems
- Removed all irrigation backflows and timers
- Removed leaves and limbs off clubhouse roof

**Miscellaneous**

- Mailed letters to several homeowners
- Met with 3 tree companies to look at dead trees on PHCA lot next to Olde Bridge
- Met with 3 roofing companies regarding Building #4 in townhome development
- Met with landscape contractors

Laurie Daugherty made a motion to adjourn and seconded by Matt Shields. It was unanimously approved.

*Minutes submitted by Donna Potter*