

Palomar Hills Community Association, Inc.
Board of Directors Meeting Minutes
Held via ZOOM video conference
September 21, 2020

Brad Kerkhoff, President - Present
Matt Malone, Vice President - Present
Laurie Daugherty, Treasurer - Present
Donna Potter, Secretary - Present

Matt Shields - Present
Signe Dunn - Absent
Robby Trimble - Present

Neighborhood Presidents:

Karin Iorio, Crossings - Present
Don Hollis, Glades - Present
Trisha Dang, Greens - Present
Josh Fee, Meadows - Present

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

Others in attendance: Janet Switzer, Hunter Moore, Peter Woollam, Jean Hixson, Pat Hopkins, 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 7:03 pm.

Minutes: The August 17, 2020 minutes were reviewed. There was a correction to approve the Financial Report from the August minutes. Joe Clabes and Jeannie Hixson signed checks during the transition period through July/August 2020 before the current board was in place. These check signings were later ratified by board resolution approving their prior actions. Donna Potter moved to approve the August Financial report and Matt Malone seconded. They were unanimously approved.

Modification Requests

2257 Stone Garden Lane - The homeowners wants approval to enclose breezeway between garage and townhome. The enclosure would include window with siding at the top and bottom of the enclosure. The siding would match existing trim color. Matt Malone made a motion to approve and was seconded by Donna Potter. It was unanimously approved.

4001 Peppertree Drive - The homeowners want approval to install inground pool. A 6' fence already exists. Neighbors adjoining the back of the property line have no objections to the pool. Matt Malone made a motion to approve and was seconded by Robby Trimble. It was unanimously approved.

Neighborhood Reports:

Crossings - Karin Iorio - Everything is good but there are still signs in yards.

Glades - Don Hollis - Everything is good

Greens - Trisha Dang - Everything is good. Greens Chili Cook off in October.

Meadows - Josh Fee - Expressed appreciation for new board members.

Olde Bridge - David Dressman - Expressed concern about who would be responsible for the repaving of streets in Olde Bridge. Discussion will continue in New Business.

Woods - Linda Smith - A newsletter was sent out and she received several suggestions on what should be included in the new budget.

Townhomes - Sara Janes - Reported that there is a lot of “ponding of water” on Stone Garden Lane. There is money budgeted for drainage, but no money allocated for the gutters which overflow and create the ponding.

Villas - Mike Schwab - Everything is good.

New Business:

2204 Stone Garden Lane, presently there are drainage issues. There were repairs made 15-20 years ago but the engineer that was consulted stated that the issue is with the sewer line. The question is who is responsible for the drainage-curb water overflowing issue? The current Board will do further investigation.

2248/2252 Terrace Woods Park – unit owners have agreed to install gutters and downspouts on the covered roofs on the decks to help with the water issues. Matt Shields made a motion to approve and Laurie Daugherty seconded the motion. The motion passed.

Olde Bridge: There was a discussion of who is responsible for the street paving in the Olde Bridge neighborhood. Since Olde Bridge is a private road the city of Lexington is not responsible for repaving. In the Palomar Hills Association Green Book the Olde Bridge neighborhood residents are responsible for the maintenance and upkeep of their road. A motion was made by Matt Malone to deny Palomar Association funds to repave Olde Bridge road and Robby Trimble seconded the motion. The motion passed.

On the agenda was the suggestion to establish a modification committee. It was discussed to investigate the matter of appointing 3-5 qualified residents and board members. The Board will come up with a resolution to establish a modification committee.

The board agreed to investigate the cost and the services provided by having an accounting review. We will contact Mr. Hord (previous accountant) to ask him to provide a bid for this service.

A neighborhood Garage Sale was approved to take place on October 10, 2020. All participants are encouraged to wear masks and use hand sanitizer due to the COVID restrictions. Matt Shields made the motion and Robby Trimble seconded the motion.

Mike Schwab wants to create a memorial for Marty Solomon who served on the Palomar Board for many years. The memorial would be called Solomon’s Corner. There was an agreement to investigate a special plaque under Marty’s name to recognize Marty as well as others on the plaque for their years of service.

The Townhomes Board will continue to serve until the end of December. Laurie Daugherty made a motion to extend the Townhomes Board of Director until December 31, 2020 and was seconded by Robby Trimble. It was unanimously approved.

Jay Conne suggested that the Board consider having the Board elections take place in the summer.

Manager's Report:

Collections

PHCA currently holds liens on four (4) properties, with outstanding balances totaling \$2,397.

Maintenance

- Closed family pool and baby pool
- Blew out return lines, vacuum lines, skimmer lines and added antifreeze
- Flushed out chlorinators
- Broke down pumps for the family and baby pools
- Disconnected all plumbing in the Cabana, added antifreeze in the toilets
- Drained water heater for Cabana
- Covered all pool furniture
- Painted all walking trail light posts
- Opened adult pool every morning
- Replaced photocell and bulb on light pole in townhomes development
- Repaired irrigation hydraulic line in townhomes development

Miscellaneous

- Mailed letters to several homeowners
- Met with 3 landscape companies in order to obtain bids for the landscape contract
- Met with land surveyor regarding 2242 Stone Garden Lane
- Reviewed and approved timecards for pool managers, lifeguards and pool attendants

Motion to adjourn was made by Matt Shields and seconded by Laurie Daugherty.