

# Palomar Reserve Council of Co-Owners

## Board Of Directors Meeting

8/11/2024

A special meeting of the Palomar Reserve Council of Co-Owners was held at 4 PM on 8/11/2024. The following personnel were in attendance:

- Carrie Hoeller (Board President)
- Ima Lane (Board Vice President)
- Susan Vantreese (Board At-Large Member)
- Barry Tilden (by Face Time) (Board Secretary)
- Donna Frazier (Homeowner and grant application author)
- Alix Spann (Homeowner visitor)
- Rosemary McGrady (Homeowner visitor)
- Kathleen Slaughter (Homeowner visitor)
- Becky Lesch (Homeowner visitor)
- Joan Stewart (Homeowner visitor)
- Lee McGrath (Homeowner visitor)
- Tom Waldhart (Homeowner visitor)
- Enid Waldhart (Homeowner visitor)

There were two main purposes for this special meeting of the Palomar Reserve HOA Board of Directors. The first was to approve the application for a 2025 Neighborhood Action Match Program Grant. The second was to approve an addendum to the 2024 grant application.

The purpose of this Lexington/Fayette County program is to encourage Homeowners Associations (HOAs) to improve and beautify their common areas in order to directly affect the quality of life in their neighborhoods and to provide inexperienced neighborhood associations with opportunities to gain experience in organizing and managing a project. Once an application is approved by the city and the work is complete, the city reimburses the HOA for half of the cost of the improvement project, up to \$10,000.

Carrie pointed out that the 2023 Palomar Reserve Board of Directors had initiated the 2024 grant which will pay for half of the sealing and striping work recently completed at Palomar Reserve. The current HOA Board is building on this previous work by approving the application and addendum described below. Carrie also thanked Donna Frazier for all the work she had done to prepare these documents.

### 2025 Grant Application

The 2025 grant application being considered at this meeting proposed two tasks for completion in 2025. The first task is to improve the sidewalks for building 4218. These sidewalks are in poor condition and are unsightly in appearance, as well as not being as safe as desired for residents. The scope of work includes removal of the old, deteriorated sidewalks and replacement with a new concrete sidewalk. The sidewalks to be replaced include the concrete

portion of handicapped ramps as well as the front stairs. The estimated cost of this work is \$12,165.

The second task proposed for 2025 grant is to replace the wall adjacent to the air conditioning units behind building 4235. This wall is leaning over and is unsightly. If left without repairs, it is likely that the wall will continue to lean further and eventually block one of the egress doors from this building. It is possible that the wall could collapse and cause personnel injury. The scope of work includes removal of the old brick wall and replacement with a wall constructed of similar brick material to maintain uniformity of appearance. The estimated cost for this job is \$5,650.

Overall, the HOA operating budget would need to pay the \$17,815 combined cost for these tasks, and the city would reimburse \$8,907.50 of the cost once evidence is provided that the work is complete.

The Board unanimously approved going forward with this application and noted that the work would likely proceed during the Spring and Summer of 2025.

#### Addendum to the 2024 Grant Application

The 2024 application that was officially approved by the city early this year included one task, the sealing and striping of the asphalt common areas of the property. The city authorized a \$7,500 grant to pay for half the cost of this work. This work was completed in July and the anticipated cost for this work is \$12,500. The HOA will pay the total bill and the city will reimburse the HOA for half of the amount of the job (~\$6,250). Since the city already approved reimbursement of \$7,500 for the 2024 grant, it is possible that the HOA could add additional work to the 2024 grant and recover up to \$1250 additional from the city. The HOA has prepared an addendum to the approved 2024 grant application and added landscaping work to include replacement of shrubs by the clubhouse and improved landscaping in the other portions of the common areas, particularly adjacent to Harrodsburg Road. Carrie will receive an estimate from Caudell (our landscaping contractor) and will ensure that the scope of work in the addendum is less than \$2,500 (2 times \$1250 since HOA pays half and city pays half). Once the addendum is approved by the city, and the work scope is completed, the city will reimburse the HOA for half the cost of the work. The scope of work for a 2024 grant must be completed by April 30, 2025.

The Board unanimously approved going forward with this addendum to the 2024 application.

[Note: The day after the Board meeting, Carrie received the estimate for the landscaping work and it was \$1750, therefore meeting the limit of \$2500 as discussed above.]

#### Adjourn

The next meeting of the Board will be on August the 19<sup>th</sup> at 4 PM in the clubhouse. The special Board meeting was adjourned at 4:35.