

**Board of Directors Meeting
Persimmon Hill Homeowners Association**

Thursday, August 8, 2013

The meeting was called to order at 7:15pm. Board members Darrell Ralston, Russell Drummond, Warren Greene, Andy Bressler, and Raoul Freeman were present.

Report of officers

Nothing to report

Report of Committees

• **Architectural- New home updates**

Construction on the new home in the cul-de-sac of Saddle lane has been completed.

The remodel on Saddle lane has also been completed. Some issues regarding compliance with architectural committee agreements were discussed and **Darrell** will review prior committee documentation and set up a meeting with the owner to discuss.

The new construction at the west-end of Saddle lane continues with foundation work.

A prospective buyer has staked the lot on the corner of Longhorn and Buckboard. Nothing however has been submitted to the BOD for review.

Unfinished business

• **CC&R's, and Trailers, Legal**

Many improvements have been witnessed at the Carelli property. Fencing in disrepair has been removed and the abandoned cars have been removed.

Warren will contact our lawyer and have him commend Carelli's son on the progress and ask the status of removal of the trailer.

Additionally **Andy** will ask the owner of the tent trailer if he can relocate it out of view of the neighbors and the street.

• **Common area Arundo removal**

The Arundo removal project will start up this September from where it left off last year at the Hartenstein's and continue on to Ventura Ave. and Creek Rd.

- **FLOW**

Darrell talked to a FLOW representative and FLOW subsequently sent out a letter to PHHA homeowners. No further BOD action required.

- **Block Party Date and Location**

Warren will run down a couple block party locations and the BOD will focus on the possible Saturday dates of 9/28, 10/5 (not 10/13 as that is Ojai Day) & 10/26.

- **Goals for upcoming Year**

Possible improvements to the park strips along the entrances and the hillsides at the Saddle entrance were discussed. **Andy** will discuss weed abatement in the street with the gardeners.

New Business

- **Tree removal adjacent to Bryant Circle complex**

Andy met with the maintenance manager of the Bryant complex and discussed tree removal and potential future mitigation measures. The Bryant group was going to obtain quotes and get back to us. **Andy** will follow up on status.

- **Tree removal in common area**

BOD agreed to a request for removal of a Poplar tree adjacent to the new bridge going in at the corner of Creek and Ventura roads.

- **Reserve Study**

Darrell received a preliminary reserve study from the consultants but they have yet to perform the on-site review. **Darrell** will coordinate the on-site review with them.

- **SCE –New Service in Longhorn cul-de-sac.**

SCE replaced lines under the street and a transformer to meet new loads resulting from new solar installations in the area.

- **Garage Sales and impacts on residents**

The BOD received a complaint regarding garage sales in the development and the need for formal guidelines. The BOD failed to see any issue with occasional garage sales or related signs in the development and **Darrell** will respond to the complainant.

- **Street maintenance review**

Russell discussed several maintenance concerns regarding our streets and will coordinate a review and summarize specific repair needs for subsequent bids and scheduling.

Comment and discussion by non-board members

No non-board members attended

Next meeting is scheduled for Thursday October 3rd at Russell's home.

Adjournment-The meeting was adjourned at 8:15.

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