

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

Wednesday January 14, 2015

The meeting was called to order at 7:10pm. Board members Darrell Ralston, Raul Alvarado, Andy Bressler, and Raoul Freeman were present.

Minutes of the November 6, 2014 were discussed and approved with minor revision.

Report of officers:

Nothing to report

Report of Committees:

Architectural-Some board members met on site to review the Frost conceptual plans to remodel exterior elevations of their home. Once they decide which options they want to pursue they will submit formal plans for approvals.

Unfinished business:

RFP for Landscape improvements-Raoul received some landscape ideas from one other bidder, Lisa Phelps, but nothing formal. This bidder did submit a quote from an arborist to remove all the sycamore and sweet gum trees. Raoul will get a more formal proposal from this bidder and if appropriate call a meeting to review our options prior to our next scheduled meeting in March.

Sign replacement/repair at Saddle lane entrance-Darrel is obtaining a price to replace all our street identification signs and entrance signs with synthetic, no-maintenance signs and posts and will report back once the costs have been summarized.

Trees; trim Sycamore and Oak trees at entrances-Andy reported that the landscape contractor has completed that task.

Replacement Trees- This item is now incorporated into the RFP for landscape improvements and is dropped as a separate item.

New Business:

Photocell failure at Saddle Lane Monument-Darrell indicated that he would contact an electrician to perform this repair.

Becky Collins' complaints to Concord-This most recent complaint was reviewed and determined to be an issue most appropriately handled between the involved homeowners and outside the purview of the PHHA's responsibilities.

Dirt in street from storm drainage off Drummond property - For some time now water run-off from the horse pastures on the Drummond property has deposited rocks and mud in our streets after every rainstorm. The board determined that this is creating a nuisance and needs to be corrected. Andy will contact Russell and set up a meeting including other Board members to discuss possible corrective options.

Street Light failures at Buckboard entrance-SCE has posted signs of their intent to effect repairs.

Tree down in common area on Skunk Creek Road-Darrell indicated that we have a downed tree. He will contact one of the local arborists we discussed to remove the fallen tree.

Homeowner Contact Option-Darrell will finalize a list of all the homeowner's e-mail addresses. It was agreed that e-mail would be preferable to US Mail for PHHA notifications and announcements.

Invoice verification/ Contracts-Raul brought up the need for him to have copies of the various contracts we hold with our contractors and vendors so he can verify the appropriateness of invoices prior to payment. Darrell indicated he would provide the requested contracts to Raul.

Raul also asked what value the street cleaner provides. Darrell will contact the street cleaner to better understand why they are unable, or unwilling, to sweep up the dirt and pebbles that wash into the streets after storms.

Andy discussed some suggestions that might improve our bid processes from an internal controls perspective. There was no consensus as some members viewed the suggestions as too cumbersome.

It was agreed that Darrell would schedule a Concord representative to attend our next meeting to discuss both our budget categories and the invoice verification processes.

Common Area damages that result from Homeowner Development-Darrell suggested that we consider billing homeowners for restoration of

PHHA common areas that are negatively impacted by homeowner construction work. Streets that are damaged or littered by heavy traffic during construction was one example Darrell cited. All BOD members agreed. Andy suggested that we modify the PHHA Architectural guidelines to address this issue as all remodel and construction projects are governed by these guidelines and it would then be incorporated into the normal PHHA architectural approval process. All agreed but no further action was taken.

Comment and discussion by non-board members-No non-board members attended.

Next meeting is scheduled for March 5th at Warren's home.

Adjournment at 8:35pm

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