

Board of Directors Meeting
Persimmon Hill Homeowner Association

Friday, October 21, 2016

1. The meeting was called to order at 7:00 p.m. in the home of Raoul Freeman. Present were Board members Raoul Freeman, Mary Kirby, Raul Alvarado, Darrell Ralston and Bob Meyer.
2. Minutes of the September 15, 2016 Board meeting were read and approved.
3. Homeowner communications:
 - a. The Association block party, held at the Donohue residence on October 16, was well attended and the Board received positive feedback on the event. Thanks to all who contributed to its success.
 - b. Bob Beeby shared some disaster preparedness information at the Association block party. Bob Meyer will see if additional copies are available to be sent out to all homeowners by Concord with the 2017 annual budget.
 - c. Several homeowners requested updated copies of the residence directory during the party. Bob will request Concord to send this out along with the 2017 annual budget.
 - d. Raoul received a question from a homeowner regarding horse manure on the Association trails. He will respond.
4. The Board reviewed the proposed 2017 budget submitted by Concord and discussed several options. Raul proposed a budget which will increase monthly homeowner fees by \$3. This budget was approved unanimously. Raul will communicate this to Concord.
5. Reports:
 - a. The Association's reserve account has been transferred to Union Bank and Concord has been instructed to make automatic monthly deposits from the operating account (also at Union Bank). Withdrawals from the reserve account will require the signatures of both Board President and Board Treasurer.
 - b. The landscaping at the Buckboard entrance is not yet 100%. Bob will contact Plantasia to resolve.
 - c. Bob shared several options for traffic warning signs.
6. Old Business: No report.
7. New Business:
 - a. Darrell reported a contact from the Fire Department regarding the emergency egress easement through the Jensen property (901 Saddle). He will investigate further and report at the next meeting.
8. Association Document Updating
 - a. Bob has sent the revised Association Bylaws to all Board members. He will send the CC&Rs soon. We are planning to review these at our meeting on December 1. Once the Board agrees to a draft, we will arrange for a legal review.
9. Public Comment: No additional homeowners were present.
10. Next Meetings:
 - a. Thursday, December 1, 2016, 6:00 p.m., at Darrell's home. (Note date and time change.)
11. The meeting was adjourned at 7:40 p.m.

Submitted by: Bob Meyer, Secretary