

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

Friday, November 13, 2015

The meeting was called to order at 4:05 pm. Board members Darrell Ralston, Raul Alvarado, Raoul Freeman and Bob Meyer and Warren Greene attended.

Minutes

Minutes of the September, 2015 meeting were approved.

Report of Architectural Committee

The linkage of the Architectural Guidelines to the CC&R's was discussed. Implementation of revisions to the Guidelines will be delayed until this issue is clarified.

CC&R's

A possible comprehensive review of our 30 year old CC&R's was discussed. Action was put off to a future meeting.

Unfinished Business

The pro-forma process of obtaining a City permit for our signs is still on-going. A viable alternative to VENCO, our present street cleaner, has not been found.

New Business

In anticipation of El Nino, \$1900 was allocated to solve a potential street drainage/ mud problem in the vicinity of where Buckboard Lane ends and Saddle Lane begins. PHHA has received a \$500 from Ventura County to allow five year access to Parcel "D" for a fish survey.

The Board approved an increase in the monthly home owner dues by \$3 for 2016. A request by a homeowner for a change in the language used on one sign was tabled till general deterioration of the sign takes place.

Landscaping

The contract for the refurbishment of the Persimmon hill entrances was discussed. A few homeowners had raised questions to Darrell regarding the project. In response to this there was discussion, and it was decided that additional information should be made available to homeowners before the contract is let. Furthermore, it was also decided that a meeting should be held with the firm that does the reserve study for the Association to further check certain financial assumptions. Also due to concerns about the cost of the

project, it was decided to ascertain if a more modest version of the entrances work was feasible. Due to shortness of time, it was agreed that additional discussion on solely this matter be continued at a meeting at the same location on December 10 at 10 AM.. Such meeting was subsequently held with all Board members except Warren Greene in attendance. It was there determined that the reserve study meeting could not be scheduled till January 27, thus the next Board Meeting was postponed to January 28. It was decided that, before a contract is signed, detailed cost breakdowns will be provided to interested homeowners as will a proviso to cover ongoing maintenance, Furthermore a physical walkthrough of the project may be made available to interested homeowners.

Miscellaneous

The Board reset its meeting times to Thursdays at 7PM.

Comment and discussion by non-Board members

None.

The next meeting is scheduled for Thursday, January 28, at 7 PM at Warren's home.

The meeting was adjourned at 5:55 pm.

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