

Board of Directors Meeting
Persimmon Hill Homeowner Association

Thursday, February 16, 2017

1. The meeting was called to order at 7:05 p.m. in the home of Bob Meyer. Present were Board members Raoul Freeman, Mary Kirby, Raul Alvarado and Bob Meyer.
2. Minutes of the January 19, 2017, Board meeting were read and approved.
3. Homeowner communications: None received
4. Reports:
 - a. The Annual Meeting has been firmly scheduled for April 20, 2017.
5. Old Business:
 - a. The homeowner who was reported to be renting both their main residence as well as their guest house has received a formal complaint from the City of Ojai. The Board decided not to take any further action on this matter, pending action by the City.
6. New Business:
 - a. The Board unanimously approved the proposal from J. D. Brooks to perform an update to the Association's Reserve Study (without a site visit). The cost will be \$380. Raoul will be the Board's contact with Brooks, and will recommend that the useful life of the asphalt overlay be extended to 6 years.
 - b. The Board unanimously approved waiving the late fee for 200 Longhorn Lane.
7. Association Document Updating:
 - a. The proposed revised CC&Rs and Bylaws had been sent to the Board.
 - b. Raoul received initial proposals from four legal firms. Their basic work scope will be to meet with the Board, use our revised CC&Rs and Bylaws to create documents which are compliant with current laws and regulations, review these documents with the Board, and make any final changes (based on that review). Although the Board approved proceeding with the legal review, there was insufficient information available to select which firm to do the work. Raoul will contact these firms to gather additional information.
8. Public Comment: No additional homeowners were present.
9. Next Meetings:
 - a. Thursday, March 23, 2017, 7:00 p.m., at Raul's home.
10. The meeting was adjourned at 8:20 p.m.

Submitted by: Bob Meyer, Secretary