

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

Thursday , February 6, 2014

The meeting was called to order at 7:00pm. Board members Darrell Ralston, Russell Drummond, Andy Bressler, and Raoul Freeman were present.

Minutes of the December 4, 2013 meeting minutes were approved as written.

Report of officers

- **Nothing to report**

Report of Committees

- Architectural
 - **Review of Donohue remodel -141 Longhorn lane.**
 - Plans were reviewed regarding the proposed remodel that involved an additional bedroom wing, enclosed patio wing, a new pool, a Pickleball court and additional trees. The plan also included modifying the existing structure exterior design with conventional roofing in areas to provide a Spanish or Mediterranean influence.
 - Overall the structure plan looked good but some board members voiced concerns regarding placement of the Pickleball court right on the neighboring property line. Concerns were also raised regarding the proposed trees and their future impact on neighboring view-shed.
 - **Findings**-Given the typically large acreage available to the properties in Persimmon Hill it seems unnecessary to crowd neighboring property lines with facilities that would tend to place owner activities and associated noise that close to neighboring properties. It was suggested that such facilities should at a minimum be no closer than 25 feet to adjoining property line. Darrell will discuss this request with the owners and also open discussions regarding a height limit on the trees being proposed along the neighboring fence-line.

- **Meyer Sunroom**-This 13 foot sunroom was previously reviewed by Darrell and Russell and subsequently approved with no further conditions.
- **Romming aboveground transformer** –Raoul contacted the owners representative and was told that SCE is unwilling to install any more underground transformers and there were no other options. The installation was approved with screening landscaping as a requirement.
- **New Construction/corner of Longhorn/Buckboard Lot #23**-The tentative builder for the proposed new construction on the corner of Buckboard and Longhorn lane has shared that the owners of the lot have instead purchased a home in Ojai and are no longer planning to build.

Unfinished business

- **CC&R, Trailers, Legal**-The trailer has yet to be removed from the Carelli's property. Russell confirmed it is listed on Craig's list for sale and that the trailer broker has not expressed any interest in the trailer. Russell will again talk to the family and based on those discussions the board will decide whether to commence legal action against the homeowner.
- **Street Maintenance review**-The Board will meet at 9am on Sunday the 16th of February to develop an overall inventory of street maintenance needs.
- **Buckboard entrance power system**-The breaker was replaced in the panel and there have been no subsequent power outages reported.

New Business

- **Annual PHHA Meeting**-The annual meeting was scheduled for Thursday April 17th @ 7pm. Darrell will notify Concord to make the arrangements.
- **Vacation rentals in Persimmon Hill**-Darrell brought to the attention of the Board that a homeowner has listed their home and guest house on an on-line web site for daily rental. The Board reviewed the CC&R's that specifically preclude this type of activity and only allow long term rentals for a period of not less than 180 days. Darrell will personally contact the owner and ask that this activity be terminated.
- **Misc violations**-Russell will contact the owners at 461 Buckboard regarding the plastic they have attached to the PHHA horse path fencing and the temporary structure that appears to be under construction adjacent to their garage.

Comment and discussion by non-board members

- No non-board members attended

Next meeting is scheduled for April 3rd at Andy's home.

Adjournment -The meeting was adjourned at 8:35pm.

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