

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

Thursday, March 17, 2016

The meeting was called to order at 7:05 pm. Board members Darrell Ralston, Raul Alvarado, Raoul Freeman and Bob Meyer were present.

Minutes

Minutes of the January 28, 2016 meeting were approved.

Reserve Study

The Reserve Study prepared by J. B. Brooks & Associated was adopted . The Report indicated that the adequate resources were available in the Reserve to fund the landscaping entrances work.

Landscaping

Raoul F. reported that the entrance landscaping contractor, Plantasia , had agreed to divide the potential work into several phases. PHHA could contract for each phase without committing to the entire project. The first two phases would involve identical work on the Buckboard and Saddle entrances. The work would be done only on community property and not on the land of any individual owner. It would consist of removal of all existing liquid amber trees, attending to irrigation in those areas, applying compost in those areas, supply and planting of Chinese pistachio trees, supply and installation of ground cover plants to these areas, supply and installation of mulch to these areas and continuing maintenance of the areas. The cost for each entrance would be \$6930. Raoul F. made a motion that a contract be signed with Plantasia for Phase One at the Buckboard Entrance for a cost of \$6930. The motion was unanimously approved. Bob Meyer urged that the contract be signed quickly because the seasonal planting window would soon close.

Other Business

The drainage project near the Drummond and Wells residences, has not been completed. Darrell will follow up.

Tim Krout, who was present at the Meeting , agreed to dispose of the brush pile on his property within 30 days. He was assured that the Board was not singling him out and that similar infractions by others would also be pursued.

The complaint about noisy pool equipment on the Donohue property has been resolved.

Bob suggested that the Board look into the pros and cons of establishing a formal procedure to handle home owner concerns rather than the informal emails to Darrell that seem to be currently utilized.

Raoul F. agreed to contact the City Engineer to request an evaluation by an arborist of the tree limbs hanging over Creek Road near the Saddle entrance to Persimmon Hill.

CC&R's Update

Raoul F. indicated that The Board needed to bring our 30 year old CC&R's up-to-date and outlined a plan for doing so. Each Board Member would take a copy of a section of the existing CC&R's and mark thereon any changes deemed necessary. These suggested changes would be brought before the entire Board who would vote to accept or reject each suggested change. When the process is completed, the newly approved CC&R's would be sent out for legal review. After review, the document would be submitted to the home owners for comment and ratification. Once approval is obtained, all necessary implementation steps would then be undertaken. To start the process, Raoul F. will bring a marked up version of a section of the CC&R's to the next Board meeting. At that meeting, the remaining sections would be assigned to individual Board members for mark-up.

Extra Board Meeting

An extra Board Meeting will be held on April 8 at 5PM at Bob's house to make sure that the preparations for the General Home Owner's Meeting were complete and to discuss the sequence of events at that Meeting.

Comment and discussion by non-Board members

None.

The next meeting is scheduled for 5 PM on April 8 at Bob Meyer's.

The meeting was adjourned at 8:00 pm.

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