

Board of Directors Meeting
Persimmon Hill Homeowner Association

Thursday, March 23, 2017

1. The meeting was called to order at 7:00 p.m. in the home of Raul Alvarado. Present were Board members Raoul Freeman, Mary Kirby, Raul Alvarado, Darrell Ralston and Bob Meyer.
2. Minutes of the February 16, 2017, Board meeting were read and approved.
3. Homeowner communications: None received.
4. Reports: None
5. Old Business:
 - a. The Annual Meeting is scheduled for Thursday, April 20, 2017, in the Chaparral Auditorium. Four nominations have been received by Concord for the three Board seats up for election.
6. New Business:
 - a. The Board agreed to reduce our memberships in the Community Associations Institute to one, with Darrell continuing as the Board's contact with this organization.
 - b. Planning will begin for the Association's annual "block party". Raul will contact homeowners who may be interested in hosting.
7. Association Document Updating:
 - a. After review of the updated proposals from the four law firms, M. Chulak & Associates (Gary Schumacher, Attorney) was selected. The scope of services will be as follows:
 - i. Review of existing documents.
 - ii. Draft restated Declaration and Bylaws.
 - iii. Attend meetings/conferences with Board.
 - iv. Attend meeting(s) with homeowners.
 - v. Provided updates.
 - vi. Assist with voting,
 - vii. Communicate with mortgage holders.
 - viii. Provide written legal opinions as needed.
 - b. The Board unanimously agreed to the cost of the above services by Mr. Schumacher in the amount of \$4,000 (not to exceed) with any additional legal work at the rate of \$200/hour. Raoul and Raul will work with Mr. Schumacher to finalize a contract.
8. Miscellaneous
 - a. Raul will contact the homeowners at 541 Buckboard regarding exterior lighting.
 - b. Bob has contacted Edison regarding the non-functioning street lights on Buckboard.
 - c. The home at 101 Longhorn will be for sale soon, according to a sign at the property.
 - d. Bob will contact Golden State to see if smaller water meters can be installed at the Association's four irrigation supply points.
 - e. Bob will investigate replacement of the low voltage lights at each entrance.
 - f. Bob will contact Plantasia regarding the health of plants at the Buckboard entrance.
9. Public Comment: No additional homeowners were present.
10. Next Meetings:
 - a. Annual meeting, Thursday, April 20, 2017, 7:00 p.m., at Chaparral Auditorium.
 - b. Thursday, May 18, 2017, 7:00 p.m., at Mary's home.
 - c. Thursday, June 15, 2017, 7:00 p.m., at Darrell's home.
11. The meeting was adjourned at 7:45 p.m.

Submitted by: Bob Meyer, Secretary