

**Board of Directors Meeting
Persimmon Hill Homeowners Association
Thursday, March 5, 2015**

The meeting was called to order at 7:15pm. Board members Darrell Ralston, Warren Greene, Andy Bressler, and Raoul Freeman were present.

Minutes of the January 14, 2015 meeting were approved as written.

Report of officers

Report of Committees

Architectural- The Meyers driveway request was approved as submitted. Darrell informed the board that all work proposed was flatwork that would not normally trigger PHHA review. The Romming and Donohue project are still under way.

Unfinished business

Entrance Landscape RFP- Raoul asked Lawrence Nicklin to attend the meeting to discuss his proposed Landscape plan. All attendees liked the proposal and Lawrence answered all our questions. The board will review various funding options and issues re: planting on homeowner lots.

Street sign replacements-Darrell had Concord issue a check for \$5400 to replace all the street signs and the entrance sign on saddle with synthetic signs that should eliminate future maintenance costs.

Street Cleaning-Venco was notified about the storm water dirt build up on saddle lane from the Drummond property. They have shoveled up the material and hauled it off during their recent scheduled street sweeping maintenance.

New Business

Williamson's son crashing PHHA fence-Repairs to the fence and irrigation have been contracted and Concord will invoice the Williamsons for reimbursement.

Equestrian Trail Weeds-The landscape maintenance contractor has been contacted and they will take care of the weeds. They claimed their recent spraying w/ Round-up was not effective and will re-spray.

Leaking Back-flow preventors-Two are leaking. One at Buckboard entrance and one at corner of Longhorn and Saddle. Andy will look into replacing them with the newer models that are not so susceptible to damage during short-term freezes.

General Meeting-The general meeting is scheduled for Thursday April 30, 2015. Three board positions are open for election.

Comment and discussion by non-board members

Joe and Linda Clark: Weil Tennis Academy project- The Clarks presented the history and current status of the Weil tennis Academy's plans to construct new courts along with a 245 seat "Exhibition Court" adjacent to the PHHA properties. The city failed to notice residents of the permit applications and zoning changes that were initiated back in August of 2014. The project is coming up for final approval this month and there have been no formal evaluations regarding the impact from the proposed lighting, traffic flows, parking, and noise expected from the exhibition court that is designed to seat 245 spectators and host major tennis events. Mr. Clark will have his lawyer draft a letter for the Board to send to the city for Board consideration. If approved for mailing, Darrell will also coordinate e-mailing a copy of the letter to the homeowners so all are aware of the situation.

Next meeting is scheduled for April 9, 2015 at Raoul's home.

The meeting was adjourned at 8:50 pm.

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