

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

Thursday, April 3, 2014

**The meeting was called to order at 7:07pm. Board members Darrell Ralston, Russell Drummond, Warren Greene, Andy Bressler, and Raoul Freeman were present.**

**Minutes of the February 6, 2014 were read and approved as written.**

**Report of officers**

- The general meeting is scheduled for April 29<sup>th</sup> at 7:00pm. Both Russell's and Warren's 2 year board positions have expired and will be voted on at the meeting. Raul Alvarado was the only homeowner to submit his name for a board position.

**Report of Committees**

- Architectural-The Donohue's will be commencing construction of the remodel based on the plans that the PHHA BOD recently approved.

**Unfinished business**

- **Illegal Trailer**-Although the trailer has been advertised for sale on Craig's list there has been no interested buyers. This issue has been on the BoD action list since early 2012. Andy will prep a letter for the BOD to send to the Carelli's that stipulates that if the trailer is not relocated within 30 days, the BOD will commence legal action. Russell will deliver the letter and discuss options with the owner.
- **Street maintenance** -Russell will prepare a bidder list and arrange a job walk for PHHA street repairs this month. Potential repair needs include blacktop re-surfacing, and some sections of concrete curb and sidewalk replacement.
- **Temporary parking cover** -Although Ms. Hoff removed the plastic tarp from the association horse trail fence as requested at a recent site visit, she is a week overdue in responding to the BOD request that she remove the temporary tarp covered PVC pipe parking structure that was erected adjacent to her garage. Darrell will draft a formal letter to Ms. Hoff citing

the specific PHHA CC&R violation(s) and request that the structure be immediately removed.

### **New Business**

- **Street Flooding**-The recent rains identified recurring drainage deficiencies within the PHHA community that result in storm water depositing dirt and gravel onto our streets. A walking review of the drainage flows throughout Persimmon Hill identified that many homeowners over the years have filled in, and built driveways over trenches originally designed to channel storm water flow into the storm water drainage system. **Entrance Improvements** – Andy suggested that the Board consider replacement of the Sweet gum trees at both entrances with a different variety of tree and cleaning up the park strips with a cobble stone inlay or some other form of hard-scape in lieu of barren dirt . The existing trees were apparently starved for water in the early years stunting their growth, and a couple of them are planted such that they interfere with the sycamore trees recently planted. He will submit some suggestions to the Board.

### **Comment and discussion by non-board members**

- No non-board members attended

**Next meeting is scheduled for May 8th at Warren’s house; July 3<sup>rd</sup> at Raoul’s ; September 4<sup>th</sup> at Russell’s and November 6<sup>th</sup> at Darrell’s.**

**Meeting was adjourned at 8:05 pm.**

President	Darrell Ralston	646-6913	darals1287@aol.com
Vice President	Russell Drummond	640-0112	russellscars1969@yahoo.com
Treasurer	Warren Greene	640-8950	warrenwgrene@sbcglobal.net
Secretary	Andy Bressler	646-1221	andybski@sbcglobal.net
Member	Raoul Freeman	272-8472	<a href="mailto:rffreeman@csudh.edu">rffreeman@csudh.edu</a>