

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

Thursday, May 14, 2015

**The meeting was called to order at 7:10pm. Board members Darrell Ralston, Warren Greene, Raul Alvarado, Raoul Freeman and Bob Meyer were present.**

**Minutes of the April 9, 2105 meeting were approved as written.**

**Election of Officers**

After being duly nominated, the following were unanimously elected: Darrell Ralston-President; Warren Greene-Vice President; Raul Alvarado-Treasurer; Raoul Freeman-Secretary; Bob Meyer-Member at Large.

**Report of Architectural Committee**

The new construction on Saddle Lane and the remodel on Longhorn Lane continue with nothing of significance to report.

**Motions**

A motion was made by Raul A., seconded by Raoul F., and, after due discussion, unanimously adopted to review to thoroughly review the current Architectural Guidelines in order to bring them up to date. Included in such review will be the suggestion that there be a “restoration deposit” for any significant construction projects to ensure that all common areas are returned to their pre-construction condition. Raul A. will form a committee to study the matter and report back to the BOD with a draft of revised Guidelines.

A motion was made by Raoul F., seconded by Raul A., and after due discussion, unanimously adopted to thoroughly review the CC&R’s in order to bring them up to date. This will be done by the BOD as a whole and will span a number of meetings. Raoul F. will indicate which sections of the existing document are to be reviewed at each meeting and members can come prepared with their suggestions.

Several Board Members expressed the opinion that the monthly frequency of mailing of financial statements by Concord seems excessive. Raul A. will

contact Concord to see if minimal hard copy mailing and posting on the website meets legal requirements.

### **Unfinished Business**

Further discussions will be held with the contractor that submitted the most viable proposal for the landscaping of the two entrances to Persimmon Hill. Financing options will also be developed. Once a complete package has been formulated, it will be brought before the BOD. If the BOD feels we should proceed, then the matter will be taken up with the homeowners.

Darrell, who has been supervising the work, reported that the new street signs and monument sign are in place and look really good.

A meeting will be set up with VENCO, our street cleaning contractor, to encourage better performance.

### **New Business**

The BOD meeting schedule will be July 16, September 17, November 19, January 24, and March 17.

The block party will be in the late September-early October timeframe, and Warren will be following up with a potential host.

Bob will be the coordinator with the present landscape contractor, and Raoul F. will look over our website and possibly suggest changes.

Weeds on Parcel "C" were discussed. A letter from Sara Beebe suggesting the planting of a persimmon tree at each of our entrances was also discussed.

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

None

**Next meeting is scheduled for July 16 at Darrell's home. The meeting was adjourned at 8:30 pm.**

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