

Board of Directors Meeting  
Persimmon Hill Homeowner Association

Thursday, May 18, 2017

1. The meeting was called to order at 7:00 p.m. in the home of Mary Kirby. Present were Board members Raoul Freeman, Mary Kirby, Raul Alvarado, Darrell Ralston and Bob Meyer.
2. Mr. Gary Schumacher, attorney with M. Chulak and Associates, was present. The Board reviewed his proposed drafts of the revised Association CC&Rs and Bylaws. The Board agreed to these documents with a few minor revisions. Mr. Schumacher will include these in a final revision to be sent to the Board. He will also send a suggested letter for transmitting these revised documents to the homeowners for review and comment.
3. Minutes of the March 23, 2017, Board meeting were read and approved.
4. Homeowner communications: An email had been received from Mr. Tom Collins. After review, the Board requested that Mr. Schumacher draft a response for the Board's possible use.
5. Reports: None
6. Old Business:
  - a. Edison has not yet repaired the street lights on Buckboard (at Montgomery and at Longhorn), although some preparation work recently appears to have been done.
  - b. Golden State was requested to change the size of one of the Association's water meters, but they have refused to do so due to the impending sale to Casitas. Bob will follow up with Casitas.
  - c. Bob reviewed estimated costs to replace the low voltage lights at both entrances with LEDs. Due to the high cost, the Board decided to only replace any non-functioning components. Bob will follow up.
  - d. Bob discussed the poor health of some of the new plants at the Buckboard entrance with Plantasia, who indicated these will be replaced.
7. New Business:
  - a. The Board unanimously agreed to the proposal for updating the reserve study without a site visit by J. D. Brooks for a cost of \$380.00.
8. Public Comment: No additional homeowners were present.
9. Next Meetings:
  - a. Thursday, June 15, 2017, 7:00 p.m., at Darrell's home.
10. The meeting was adjourned at 8:25 p.m.

Submitted by: Bob Meyer, Secretary