

Board of Directors Meeting  
Persimmon Hill Homeowner Association

Thursday, May 19, 2016

1. The meeting was called to order at 7:05 p.m. in the home of Raoul Freeman. Present were Raoul Freeman, Darrell Ralston, Mary Kirby and Bob Meyer.
2. Minutes of the April 8, 2016, board meeting were read and approved.
3. Reports:
  - a. A discussion on how homeowners should correspond with the Board (directly, via Concord, mail vs. email, etc.) will be deferred until the Board understands the requirements of the Davis-Stirling legislation.
  - b. Bob has not been able to contact Laurence Nicklin to get an update on the entry landscaping project, but will do so as soon as possible. Plantasia began landscaping maintenance on April 1 and are normally in the area on Friday afternoons.
  - c. There were no reports regarding Architectural projects.
  - d. Raoul shared a data sheet which Concord maintains on the Association. There were no corrections or additions.
  - e. Raoul agreed to contact the Ojai Police Department to see if they have made any changes as a result of finding the deceased person under the Buckboard Lane bridge.
  - f. The Board has received verbal complaints of CC&R violations at four properties. Raoul will verify that violations to the CC&Rs exist and, if so, will contact the homeowners informing them of the violation(s).
4. Old Business:
  - a. Nothing further has been received from Mr./Mrs. Collins, so no action will be taken at this time.
5. New Business:
  - a. Mary shared a letter received from Steve Bennett's office regarding a Conditional Use Permit (CUP) application for an oil facility operated by the Bentley Partnership. No action was taken.
6. Association Document Updating
  - a. The basic process the Board will follow will be:
    - i. Individual Board member review and propose a draft of revisions to their assigned documents.
    - ii. The Board will review, making changes as needed, and approve a draft revision.
    - iii. Once the CC&Rs, Bylaws and Architectural Rules are complete, they will be reviewed by a yet-to-be contracted lawyer familiar with homeowner associations.
    - iv. The Board will review and approve the final documents, and send them to the homeowners for review.
    - v. The homeowners will vote to approve/disapprove the changes.
  - b. Raoul reviewed his proposed changes to Section 6 of the CC&Rs. The document was revised and the changes agreed by the Board members present. Bob will send the agreed revised document to the Board.

- c. At the next meeting, the sections of the CC&Rs assigned to Raul and Darrell will be reviewed.
7. Miscellaneous
  - a. Raoul will check with Raul regarding the location and date for the annual association party.<sup>131</sup>
8. Public Comment: No homeowners were present.
9. Next Meetings:
  - a. Thursday, May 16, 2016, 7:00 p.m., at Darrell's home.
  - b. Thursday, July 7, 2016, 7:00 p.m., at Mary's home.
  - c. Thursday, September 15, 2016, 7:00 p.m., at Bob's home.
10. The meeting was adjourned at 8:15 p.m.

Submitted by: Bob Meyer, Secretary