

Board of Directors Meeting
Persimmon Hill Homeowner Association

Thursday, July 27, 2017

1. The meeting was called to order at 7:00 p.m. in the home of Darrell Ralston. Present were Board members Raoul Freeman, Darrell Ralston, Mary Kirby, Raul Alvarado, and Bob Meyer. Mr. Gary Schumacher, attorney with M. Chulak and Associates, was also present.
2. Minutes of the June 22, 2017, Board meeting were read and approved as amended.
3. Homeowner communications: none received that were not related to the proposed revisions to the CC&Rs and Bylaws.
4. Reports: None
5. Proposed revisions to the CC&Rs and Bylaws.

The board reviewed the following inputs from homeowners:

- a. Riege and Kirby recommended not changing the minimum new house size from 2000 to 3000 square feet (section 8.5). The Board unanimously agreed, and the change will be removed.
- b. Beeby and Gustafson recommended adding requirements for homeowners to maintain their landscapes. The Board unanimously agreed not to make further changes in this regard.
- c. Donohue recommended adding a size restriction on realtor signs. The Board unanimously agreed not to make further changes in this regard.
- d. Collins made several recommendations:
 - i. Assessments should be a lien on the property (6.1.4); landscape maintenance should not be excluded from assessments (6.2); confusion on actions requiring member approval (6.6); need a cap on fines (7.2.6); and why wording was changed from “reasonably” to “most likely” to obstruct (8.6). The Board unanimously agreed not to make changes in these regards.
 - ii. Should not remove the cap on assessment increases (6.3). Although civil code already restricts assessment increases to 20% without homeowner approval, the Board unanimously agreed to add this limitation to the CC&Rs.
 - iii. Suggested adding a requirement that neighbors be included in homeowner changes/additions. The Board unanimously agreed not to make further changes in this regard.
 - iv. Suggested adding specific noise restrictions. The Board unanimously agreed not to make further changes in this regard.

Each homeowner above will be sent a response to their inputs and suggestions. Gary will create a draft response for Bob to send.

The next steps are to finalize these documents and send them to homeowners for approval. Gary will make the changes to sections 6.3 and 8.5 as described above and send the final documents along with a transmittal letter to Bob. Bob will have Concord send these to the homeowners with a target return date 30 days hence.

6. Old Business:
 - a. Raul is waiting for a second caterer quotation for the 2017 neighborhood party.
7. New Business:
 - a. Applications for water service from Casitas for the Association’s four water meters were signed by Raoul and will be mailed by Bob.
8. Public Comment: No additional homeowners were present.
9. Next Meetings:
 - a. Thursday, September 21, 2017, 7:00 p.m., at Raul’s home.
10. The meeting was adjourned at 8:00 p.m.

Submitted by: Bob Meyer, Secretary