

Board of Directors Meeting
Persimmon Hill Homeowner Association

Thursday, September 15, 2016

1. The meeting was called to order at 7:05 p.m. in the home of Raul Alvarado. Present were Board members Raoul Freeman, Mary Kirby, Raul Alvarado and Bob Meyer.
2. Minutes of the August 18, 2016 board meeting were read and approved.
3. Homeowner communications:
 - a. Raoul received a letter from Sara Beeby concerning street signs. Bob will investigate options and report to the Board at the next meeting.
4. Raoul moved and Raul seconded that the Association's reserve account, currently held at Wells Fargo, be transferred to Union Bank where we already have an account for our operating funds. The motion passed unanimously. Raul will work with Concord and Union Bank to make this change as soon as practical.
5. Reports:
 - a. Raul reported that Concord has send their proposed budget for 2017. We will plan to review/finalize this at our meeting on October 21.
 - b. Raul shared that Concord provided proposals for tax preparation as well as auditing services. Because we are not required to have an external audit this year, he proposed that we proceed with tax preparation only. The Board unanimously agreed.
 - c. The lights at the entries to Persimmon Hill were reported as being illuminated during the day. Bob will check on these.
 - d. Raoul will ask Concord to prepare a flyer reminding residents of the Block Party on October 16.
6. Old Business: No report.
7. New Business: No report.
8. Association Document Updating
 - a. Bob reviewed his proposed changes to Articles I - IV of the Bylaws. The document was revised and the changes agreed by the Board members present.
 - b. Bob will collate the revised documents and send to the Board prior to October 1. We are planning to review these at our meeting on December 1. Once the Board agrees to a draft, we will arrange for a legal review.
9. Public Comment: No additional homeowners were present.
10. Next Meetings:
 - a. Friday, October 21, 2016, 7:00 p.m., at Raoul's home.
 - b. Thursday, December 1, 2016, 6:00 p.m., at Darrell's home. (Note date and time change.)
11. The meeting was adjourned at 9:10 p.m.

Submitted by: Bob Meyer, Secretary