

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

Thursday, September 17, 2015

The meeting was called to order at 7:05 pm. Board members Raul Alvarado, Raoul Freeman and Bob Meyer were present.

Minutes

Minutes of the July, 2105 meeting were approved and will be published on the PHHA web site.

Landscaping

The contract for the refurbishment of the Persimmon hill entrances was discussed. Upon a motion by Raul A., seconded by Raoul F., the brochure prepared by Plantasia was unanimously approved to be sent to home owners and a cover letter from the Board was also approved. Prior to the Meeting, Darrell Ralston , who was fighting fires in Northern California, had also indicated his approval of the documents by email.

Upon a motion by Raoul F., seconded by Raul A., the Board, in order not to miss a planting window before the rainy weather, authorized the President or Treasurer to enter into a formal contract for the work with Plantasia in accordance with their winning proposal for the entrances work. This contract was not to be signed till after 1) consideration of comments and suggestions from home owners after they had received the brochure and cover letter mentioned above and 2) additional verification that the project could be funded from the existing reserve.

Upon a motion by Raul A., seconded by Raoul F., the Board authorized the President or Treasurer to enter into a formal contract for the regular landscaping maintenance work at Persimmon Hill with Plantasia in accordance with its quote. The quote was to do the work for the existing specifications and price currently being paid by PHHA and to include maintenance of the new entrances development, if awarded to Plantasia, at no additional charge.

Report of Architectural Committee

Raul A. reviewed the updated Architectural Guidelines. After due discussion, these were adopted subject to home owners being informed and having their views considered. Raul A., Troy Becker and John Tower were appointed as initial members of the Architectural Committee. The date of implementation of the new Guidelines remains to be determined.

Unfinished Business

Raoul F. reported that he had reviewed the Association web site and found that it contained appropriate functionality for expanded future use. He suggested that requests by homeowners for qualified professional help, listing of items for sale, etc. might be candidates for future inclusion. Raoul also indicated that certain data on the web site

needs to be made current, and he will work with Jennie Greene to do this. The Board approved once a year billing by Jennie Greene for taking care of the web site, subject to Raoul F.'s pre-approval of hours.

New Business

The Board tentatively approved (subject to comments from Darrell and Warren) that future meetings be held on Fridays at 4PM.

A review and revision of the CC&R's will be drafted at future meetings. When a final version has been agreed upon, it will be submitted to home owners for ratification. As a prototype of the work to be done, Raoul F. will bring suggested CC&R Section 6 revisions to a future meeting.

Upon Darrell's return, there will be a discussion about the development of a fire evacuation plan for the Persimmon Hill Community.

Comment and discussion by non-Board members

None.

The next meeting is scheduled for Friday, November 6, at 4 PM at Raoul F.'s home.

The meeting was adjourned at 7:50 pm.

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