

Board of Directors Meeting
Persimmon Hill Homeowner Association

Thursday, September 21, 2017

1. The meeting was called to order at 7:06 p.m. in the home of Raul Alvarado. Present were Board members Raoul Freeman, Darrell Ralston, Mary Kirby, Raul Alvarado, and Bob Meyer. Also present were homeowner Sara Beeby and guest Donna Sallen.
2. Homeowner communications: Sara Beeby shared her opinion that the “curb appeal” of several properties in Persimmon Hill have declined and need Board action. Donna Sallen shared her perspective that a property’s value is affected by the appearance of its neighbors. Donna also shared her thoughts on the potential impact of HOA rules and how they are enforced.
3. Minutes of the July 27, 2017, Board meeting were read and approved as amended.
4. Reports: None
5. Homeowner communications:
 - a. An email was received from Becky Collins. Raoul will send a reply.
 - b. Mary shared that the City has begun enforcing the ban on gas leaf blowers in residential areas. She also shared that the City ordinance allows HOAs the ability to permit their use.
6. 2018 Budget. The proposed 2018 budget was approved unanimously.
7. Proposed revisions to the CC&Rs and Bylaws.
 - a. Bob will send a letter to the homeowners who have not yet submitted their ballots.
 - b. After discussion, the Board decided unanimously that it was not required to request approval from mortgage holders.
 - c. Raoul will reschedule another Special Homeowner Meeting when additional ballots have been received.
8. Architectural Committee:
 - a. The proposed carport at 300 Longhorn was reviewed and approved unanimously. Raul will inform the Greg Combs.
 - b. Raul will contact the Frost’s (291 Saddle) and request an update on their construction schedule.
 - c. Raul will contact the Donohue’s (141 Longhorn) and request an update on their pool equipment enclosure.
9. Old Business:
 - a. The 2017 neighborhood party arrangements are being finalized. Raul will ask our hosts (Romming) if they need additional chairs or tables. He will also ask the caterer to provide plates and napkins. Darrell will purchase the beverages. Bob will contact Concord, as the second notice has apparently not been sent. Board members should arrive at 1:30 pm to help set up.
10. New Business: None
11. Next Meetings:
 - a. Thursday, November 16, 2017, 7:00 p.m., at Raoul’s home.
12. The meeting was adjourned at 8:10 p.m.

Submitted by: Bob Meyer, Secretary