

Board of Directors Meeting
Persimmon Hill Homeowner Association

Thursday, January 18, 2018

1. The meeting was called to order at 7:20 p.m. in the home of Mary Kirby. Present were Board members Raoul Freeman, Darrell Ralston, Mary Kirby, Raul Alvarado, and Bob Meyer. Also present were homeowner Sara Beeby and attorney Gary Schumacher.
2. Homeowner communications: Sara Beeby requested an update on her complaint regarding the trees on neighboring property blocking her view. Raul will provide her an update prior to the next Board meeting.
3. Minutes of the November 16, 2017, Board meeting were read and approved.
4. Reports: None
5. Homeowner communications: None
6. Bentley Ranch. Representatives from the Bentley Ranch (Cliff Simonson , General Manager, and Bob, Site Foreman), joined by resident Petter Romming, came to share background and information regarding their conditional use permit renewal application for the oil and gas operation on the ranch.
7. Architectural Committee:
 - a. A request was received from the City for interior remodeling at the Wells residence (480 Saddle). Although our architectural rules do not require approval of interior changes, Raul provided approval to enable the project to continue.
 - b. The proposed solar installation at the Alvarado residence (561 Saddle) was approved unanimously (Raul abstaining).
8. Contracts
 - a. The landscape maintenance contract required renewal. A proposal from our current contractor, Plantasia, was received and reviewed by the Board. The cost will be \$465/month. The Board unanimously agreed to approve the proposal. Raul and Bob will finalize the contract documents. For signature.
 - b. Based on a site tour by Darrell, Bob and Laurence Nicklin (Plantasia), three areas needing improvement were identified. Plantasia provided a proposal to repair/replace these areas, which the Board unanimously approved:
 - i. Prune trees at Buckboard entrance (\$625).
 - ii. Repair erosion in gravel path at Saddle entrance (\$750).
 - iii. Clean up and plant approx. 45 one gallon plants in and around "monument" at Saddle entrance, including modifying irrigation system (\$1,750).
 - c. Bob will request Plantasia to update and resubmit the proposal to improve the landscaping at both entrances similar to what was completed on the south side of the Buckboard entrance.
9. Old Business: None
10. New Business:
 - a. As a result of the recent Thomas Fire, Darrell will verify that the emergency egress through the Jensen property (901 Saddle) is functional.
11. Next Meetings:
 - a. Thursday, March 15, 2018, 7:00 p.m., at Darrell's home.
 - b. Annual meeting: Thursday, April 19, 2018, at Chaparral.
12. The meeting was adjourned at 8:50 p.m.

Submitted by: Bob Meyer, Secretary