

Board of Directors Meeting
Persimmon Hill Homeowner Association

Thursday, March 15, 2018

1. The meeting was called to order at 7:05 p.m. in the home of Darrell Ralston. Present were Board members Raoul Freeman, Darrell Ralston, Mary Kirby, Raul Alvarado, and Bob Meyer. Also present was homeowner Sara Beeby.
2. Homeowner communications: Sara Beeby requested an update on her complaint regarding the trees on neighboring property blocking her view. Recent contacts with the affected homeowners were reviewed.
3. Minutes of the January 18, 2018 Special Homeowner's meeting and regular Board meeting were read and approved.
4. Reports: None
5. Homeowner communications: None
6. Architectural Committee: Raul will contact the homeowner with the unfinished pool equipment enclosure.
7. Finances: The January 2018 statement from Concord was received by all Board members. There were no follow up actions.
8. Contracts
 - a. The contract with JD Brooks for the update to the reserve study in the amount of \$380.00 was unanimously approved.
9. Old Business:
 - a. The new CC&Rs and Bylaws have been posted on the Association's website and a letter was sent to all homeowners informing them of these new documents.
 - b. The Board will not take further action regarding the conditional use permit application by the Bentley Ranch.
 - c. Bob will follow up with Plantasia regarding the landscaping improvements approved at the January meeting.
10. New Business:
 - a. Darrell reported that his inspection of the emergency egress through the Jensen property (901 Saddle) requires tree pruning to be functional. The Board unanimously approved Darrell to arrange pruning up to \$2,000.00. Darrell will also check on the locked gate at the Bryant St. end.
 - b. Darrell reported that our street signs are in need of repainting. He will investigate further and report to the Board at a future meeting.
 - c. Darrell shared that a new California law regarding second dwellings could impact Persimmon Hill. The Board will discuss this as well as potential "tiny home" initiatives in Ojai at a future meeting.
11. Next Meetings:
 - a. Annual meeting: Thursday, April 19, 2018, at Chaparral. Board meeting immediately following.
 - b. Board meeting: Thursday, May 17, 2018, at Raul's home.
12. The meeting was adjourned at 7:45 p.m.

Submitted by: Bob Meyer, Secretary