

Board of Directors Meeting
Persimmon Hill Homeowner's Association
Thursday, July 19, 2018 – 7:00 PM

1. Raoul Freeman called the meeting to order at 7:00 PM in the home of Raoul Freeman. Present were board members Raul Alvarado, Darrell Ralston, Mary Kirby and Raoul Freeman.
2. Communications to the Board: A homeowner attended the meeting to discuss a potential nuisance problem with neighbor. At issue is a large pile of manure waste on property boundary, overhanging oak tree, and loud noises before 8AM and after 5PM. Darrell will schedule an on site meeting with several board members to determine situation, potential violation and solutions.
3. Meeting Minutes were approved for the meeting on May 17, 2018.
4. Reports: Updated Bylaws were notarized and sent to Concord Consulting.
5. New business: Darrell reported that two areas of Persimmon Hill were in need of tree removal. One is on the easement off of Saddle and the other is the Parcel D section off San Antonia creek bed. Two work bids will be requested for each sight.
6. Architectural Committee: It was suggested by Raul Alvarado that the board consider updating the architectural guidelines of 2004.
7. The board approved the PHHOA reserve study.
8. The financial statements were reviewed and found in order.
9. Contracts: Board agreed to have Ojai tree install trees along Saddle Lane entrance.
10. Rentals: Board reviewed draft of letter to homeowners' with renters, submitted by Raoul Freeman. A new draft letter with suggestions from board will be reviewed at next meeting.
11. Miscellaneous: Block party date is set for October 6, 2018, at 383 Longhorn Ln.—Freeman Residence
12. Next meeting with be held on Thursday, September 13, 2018 at Bob Meyer's residence
13. The meeting was adjourned at 8:40pm

Submitted by: Mary Kirby