

*Persimmon Hills Homeowners Association
Board Meeting Agenda
15 September 2022*

1. Call to Order
2. Final review and approval of the minutes of previous board meeting (Petter)
3. Reports and initiatives
 - a. Governance documents and easements process (Raul/Bob/Robert Long)
 - i. Robert Long's (attorney) review of recommendations regarding our governance documents
 - ii. Timing of first communication related to the next election cycle
 - iii. Approach to collecting ballots
 - iv. Approach to move forward with the two easements on the Creek Rd./Saddle Lane entrance
 - b. Finance (Darrell)
 - i. Year to date financials
 - ii. Management of cash – Status to open Morgan Stanley account for portion of reserve funds
 - iii. Review of reserve study
 - iv. Internal controls – discuss need and potential approach
 - v. Approach to developing 2023 budget
 - c. Fire abatement initiative status (Petter)
 - i. Proposal for “Lake and Streambed Alteration Agreement from Alyssa Berry (Senior biologist from Padre Associates)
 - ii. Next Steps and order of magnitude costs
 - d. Architectural Committee (Bob)
 - i. Status of new site plans and next steps – 380 Longhorn Lane
 - ii. Update on other recent applications or approvals
 - iii. Update on landscaping plans
 - iv. New items
4. New Business discussion
5. Public Comments
6. Next Meeting Confirmation & Adjournment
7. Executive Session

Time: 6:30 pm

Meeting Location: Petter Romming (251 Saddle Lane – patio) and virtual Zoom meeting

For participants joining online: Zoom Meeting

<https://us02web.zoom.us/j/85445022445?pwd=d0pCc1oxcjM3a2dhejZYRHpVVjhUT09>

Meeting ID: 854 4502 2445

Passcode: 362519

One tap mobile: +16699006833,,85445022445# US