

*21 July 2022 Persimmon Hill Board Meeting Minutes*  
All Approved actions were unanimous unless otherwise indicated

1. Call to Order: The meeting was called to order by Raul Alvarado at 6:00 pm
  - 1.1. Present in person: Raul Alvarado, Darrell Ralston, Bob Meyer, Clay Creasey, Petter Romming, Kim Barnes, Sara Beeby, Stephanie Gustafson, Terease Van Landuyt
  - 1.2. Via zoom: none
2. Review minutes of previous board meeting: Approved
3. Reports / initiatives:
  - 3.1. Finance:
    - 3.1.1. No major expenses anticipated in the near future.
    - 3.1.2. Finances reviewed and approved subject to modifications.
    - 3.1.3. HOA initiated audit finalized.
    - 3.1.4. Placement of \$300,000 of reserve funding was discussed and the of placing \$100,000 with Pacific Western in a 13-month CD with an interest rate of 1.75% and \$200,000 with Morgan Stanley in a Preferred Savings account currently yielding %1.50%, was approved pending additional information.
    - 3.1.5. It was approved that Raul Alvarado has the authority to sign the tax returns.
  - 3.2. Fire abatement initiative
    - 3.2.1. The location for this initiative is mostly in and around the common area along San Antonio Creek.
    - 3.2.2. Petter Romming provided a quick update and presented typical applications for a Streambed Alteration permit. It was approved that Petter Romming would research who could generate necessary permits and determine what the permit cost would be.
    - 3.2.3. External financing for this project will be investigated.
  - 3.3. Architectural Committee :
    - 3.3.1. Kim Barnes presented possible options to improve the landscaping of Persimmon Hill and quotes will be requested.
    - 3.3.2. 380 Longhorn, meeting with Cano's to discuss building plans and cleanup of trees and firewood, is scheduled for early August.
    - 3.3.3. Will request owner to erect story poles to better understand impact of new construction.
    - 3.3.4. 160 Longhorn, Raul Alvarado to contact land owner and request landscaping cleanup between the fence and the Saddle Lane road
    - 3.3.5. Clay Creasey provided possible update to the Architectural Committee Rules (ARCs) documents for review.
4. Annual meeting and election of new officers is scheduled for April 27, 2023.
  - 4.1. The election process must start end of October to make the April deadline.
  - 4.2. To eliminate ballots getting lost in the mail, use of a ballot box was discussed and approved pending discussion with Concord.
5. A motion to change to the Bylaws to eliminate cumulative voting in board elections was discussed. It was decided to consider this motion as we evaluate the need to do other updates to our Bylaws and CC&R's.
6. Clay Creasey provided possible update to the CC&R documents for review.

7. It was approved to have the Adams Stirling Law Firm review and provide comments to the existing CC&R document.
8. It was approved to update the CC&Rs regarding short term rentals to include that the owner must present for a rental period between 30 and 180 days.
9. The next block party will be in October and hosted by Petter and Kimi Romming.
10. Sara Beeby asked about the reason for the lost ballots. Raul Alvarado explained how the mail service had failed to deliver a large number of ballots, and how he and Concord communicated every day, during the days preceding the vote count, with owners with missing ballots. Raul personally delivered ballots to 15 homeowners and additional ballots were available on the day of the voting.
11. Next meeting confirmation and adjournment:
  - 11.1. Next board meeting will be held on 09/15/2022
  - 11.2. The meeting was adjourned at 8:00pm.