

September 15 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 6:30 pm
 - 1.1. Present in person: Raul Alvarado, Darrell Ralston, Bob Meyer, Clay Creasey, Petter Romming, Kim Barnes, Troy and Jeri Becker, John and Trudie Town, Andy and Sigrid Bressler, Jens and Laura Riege, Sara Beeby, Rebecca Collins, Stephanie Gustafson, Terease Van Landuyt
 - 1.2. Via zoom: Attorney for the HOA Robert Long
2. Review minutes of previous board meeting: Approved
3. Reports and initiatives
 - 3.1. Governance documents and easement process
 - 3.1.1. Robert Long stated that the current CC&Rs are well written and updates are not required.
 - 3.1.2. The Board approved Robert Long recommendation that the HOA adopts the governing document known as Rules and Regulations The next step is preparation of a Rules and Regulations draft document to be delivered to all homeowners for comments. Then the HOA Board will review and adopt the Rules and Regulations in an open meeting
 - 3.1.3. Approaches to collecting ballots that will include confirmation of received vote were discussed. It was decided that the Board will develop a solution.
 - 3.1.4. It was agreed to proceed with the documentation of easements for small parts of 140 Longhorn Lane and 160 Longhorn Lane. These easements will allow for the HOA to take care of the Saddle Lane entrance.
 - 3.1.5. It was approved that no owners shall be permitted to have transient or short-term rental for a period of 30 days or less.
 - 3.1.6. Finance:
 - 3.1.6.1. Finances reviewed and approved.
 - 3.1.6.2. JD Brooks Reserve study shows the HOA to be 91% funded.
 - 3.1.6.3. No major expenses anticipated in the near future. Beyond that, road maintenance could be an issue. Having the roads inspected was discussed.
 - 3.1.6.4. Placement of \$300,000 of reserve funding with Morgan Stanley in a Preferred Savings account was approved.
 - 3.1.6.5. Meeting with Concord Consulting to review internal controls was discussed.
 - 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. It was approved that Petter Romming would research additional required work, cost and timing.
 - 3.2.3. External financing for this project will be investigated.
 - 3.3. Architectural Committee :
 - 3.3.1. 380 Longhorn, no changes since last meeting. Story poles have been requested.
 - 3.3.2. 811 Saddle Lane solar panels project, The Architectural Committee has started the review process and is collecting project information.
4. The meeting was adjourned at 8:20pm.