

Persimmon Hill Board Meeting Minutes

May 18,2023

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: Board Members: Raul Alvarado, Darrell Ralston, Clay Creasey, Petter Romming, Dean Wigger. Homeowners: Troy Becker, and Ron Wilson
 - 1.2. Via zoom: Homeowner: Mary Kirby
2. Reviewed minutes of previous board meeting: Approved by board
3. Gratitude was expressed for the service of exiting board member Bob Meyer, and for Troy Becker's work as Election Inspector in our April voting board voting process. The board then welcomed new board member Dean Wigger.
4. Reports / initiatives:
 - 4.1. Finance:
 - 4.1.1. No major expenses or budget variances are anticipated for 2023.
 - 4.1.2. Gardener's expenses on trail maintenance have increased due to new easements being obtained and additional weed removal for fire hazard.
 - 4.1.3. Darrel Ralston indicated that a reserve study with JD Brooks is being scheduled.
 - 4.1.4. Darrel Ralston updated the board on consulting with paving contractors to help us evaluate the condition of our streets. This will provide expert input for an updated maintenance schedule and budget. Darrell has also obtained preliminary estimates of the potential repairs to our common area fencing. These two major items and others will be considered in updating our reserve needs. Troy Becker suggested contacting Rancho Matijilla board for comparison estimates for street paving.
 - 4.1.5. Clay Creasey commented on minor increases to accounting costs. He indicated that the amortization for a couple of expenses needed minor corrections. Raul Alvarado raised the question of moving from an accrual basis to a cash basis. Clay informed the board of the merits of remaining with accrual basis and assured that the process wasn't more costly tracking for CPA concerns.
 - 4.1.6. Finances reviewed and approved.
 - 4.2. Fire abatement initiative
 - 4.2.1. Ron Wilson was present to update the committee on his investigations with the Ojai Fire Council - Chris Dench. He suggested that the process was moving forward with regard to grant writing and identification of properties with invasive species and fire nuisance. He informed the board that initial approval was given by Cal Fire. He suggested that there would be between 6-12 months to process grants, in accordance with the CEQA.
 - 4.2.2. Ron Wilson, Petter Romming, and Darrel Ralston updated the board on the establishment of the Fire Wise committee which held its first meeting to discuss wildfire risk assessment.

4.2.3. Petter Romming will provide a link to documents regarding Fire Wise to update the Persimmon Hill website.

4.3. Architectural Committee :

4.3.1. Membership in the Architectural Committee (ARC) was discussed. Troy Becker volunteered to join the ARC. The board voted to admit Troy to the ARC with Bob Meyer exiting. Bob Meyer was the former head of the ARC.

4.3.2. Raul Alvarado made a motion to nominate Troy Becker, and all members of the board approved. The ARC will now be composed of Troy Becker (head), Petter Romming and Mary Kirby.

4.3.3. 380 Longhorn, Troy Becker mentioned reaching out to the Cano's regarding timing on removal of story poles.

4.4. Rules and Regulations

4.4.1 Clay Creasey updated the board on the progress of the Rules and Regulations documents. Warren Greene, Raul Alvarado, and Clay Creasey are working on developing a draft to be reviewed by the board in our July meeting. We have also obtained input from other homeowners. We have segmented the document into two sections: (1) Frequently asked questions; (2) Rules & Regulations.

5. Next meeting confirmation and adjournment:

5.1. Next board meeting will be held on 07/27/2023 at 6 pm in the Ojai Public Library.

5.2. The meeting was adjourned at 7:30pm.