

Persimmon Hill Board Meeting Minutes

July 27, 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
 - a. Present in person: Board Members: Raul Alvarado, Darrell Ralston, Clay Creasey, Petter Romming, Dean Wigger. Homeowners: Laura and Jens Riege, and Ron Wilson.
 - b. Via zoom: Homeowners: Bret Combs and Troy Becker
2. Reviewed minutes of previous board meeting: Approved by board
3. Reports / initiatives:
 - a. Finance (Darrell Ralston):
 - i. No major expenses or budget variances are anticipated for 2023.
 - ii. Normal utilities and no new expenses.
 - iii. Clay Creasey indicated that we should request our tax accountant to provide an estimate of the required level of prepayment of income taxes (if any) in order to avoid any penalty assessment, since we will owe tax on our 2023 interest income. Also, Mr. Creasey noted that the year-to-date tax expense on our financial statements is understated, which will be corrected by Concord by the end of year.
 - iv. Darrel Ralston updated the board on the reserve study ongoing by JD Brooks, and mentioned the need to meet with paving contractors for estimates to update this study.
 - v. Darrel Ralston provided the board with an estimate / proposal from Bill Mellett Landscaping to develop a design for the easements the HOA acquired at the south entrance.
 1. Clay Creasey suggested it may be desirable to solicit competitive bids from one or two other landscape designers.
 2. Homeowner Laura Riege expressed support for the idea of soliciting proposals from more than one landscape architect.
 3. Dean Wigger expressed concern that moving forward with Bill Mellett's proposal to design the south entrance would indicate a direction of signing on for his services to facilitate the entire design and installation process, and that we may want to reach out to several of the local landscape designers in the area for competitive bids.
 - vi. Financial statements from Concord for the period ending June 30, 2023 were reviewed and approved.
 - b. Architectural Committee (Petter, in Troy's absence)
 - i. 380 Longhorn. Petter reported that the ADU plan has been reduced two two stories to one and moved slightly farther from the

- neighbor at 340 Longhorn. He also reported that the owner estimated that roughly 26 truck loads of soil will need to be imported for the construction site. Still waiting for permit approval from the City of Ojai.
- ii. 481 Saddle. ADU is still in the planning stage - now doing engineering drawings. Expect construction in perhaps 3 months.
 - iii. 400 Buckboard. Nothing new to report. Interior construction proceeding.
- c. Motion to call for membership vote to eliminate cumulative voting (Raul Alvarado)
- i. Raul presented for the board's consideration a proposal to call for a membership vote to amend the HOA bylaws to eliminate cumulative voting. Discussion ensued regarding the pros and cons of cumulative voting.
 - ii. The board voted to present this issue to the membership for a decision, with four board members in favor and one (Mr. Creasey) not in favor.
- d. Fire Safe Council initiative (Petter Romming)
- i. Petter reported that he will walk the Persimmon Hill HOA development with Natasha Saxena, the Ojai Valley Wildfire Liaison from the Ventura Regional Fire Safe Council. General confirmation that our HOA is a great candidate for the invasive tree removal project.
 - ii. Ron Wilson reported that Cal Fire was in between grant cycles, but that Persimmon Hill is in line for abatement once the new grants are flowing.
 - iii. Petter will post a link on the PHHOA website to the May 4 Fire Safe Council presentation regarding Persimmon Hill.
 - iv. Ron Wilson expressed appreciation to Petter and the board for their support of safe safety issues.
- e. Rules and Regulations / FAQ's (Clay Creasey)
- i. Warren and Bonnie Greene, Raul Alvarado, and Clay Creasey have developed drafts, which will be emailed to board members for their review after this meeting. Input was also obtained from other homeowners.
 - ii. The document is segmented into two sections: (1) Frequently asked questions; (2) Rules & Regulations.
 - iii. After final board edits are collected, Clay will send them to Danita Vaughn in order to share with HOA members per requirements and posting the FAQs on the HOA website.
- f. Concord Consulting contract (Raul Alvarado)
- i. Raul received a proposed contract renewal from Concord Consulting. It includes a significant fee increase.
 - ii. General agreement that we should explore what alternatives may make sense. Troy suggested looking at local Ojai service providers.
4. Clay Creasey discussed a recent trespasser incident on Saddle Lane that required police

intervention. Agreement for the HOA to organize a meeting with the chief of police to discuss safety. Mr. Creasey agreed to reach out to the Ojai police chief to potentially arrange a meeting for HOA residents.

5. Next meeting confirmation: scheduled for September 21 at 6pm in the Ojai library.
6. The meeting was adjourned at 8:00pm.