

## Persimmon Hill Board Meeting Minutes September 21, 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. Board members present: Raul Alvarado, Darrell Ralston, Petter Romming
  - b. Board members present via zoom: Dean Wigger and Clay Creasey
  - c. Homeowners present: Troy Becker, Ron Wilson, Steffanie Gustafson, Terease Van Landuyt, Sara Beeby, and Bonnie Greene
2. Reviewed minutes of July board meeting: Approved by board
3. Reports / initiatives:
  - a. Treasurer (Darrell Ralston):
    - i. No major expense surprises for the year-to-date through August.
    - ii. Update on reserve study:
      - a. PAVING: Darrell and Petter met with J. D. Brooks (the person who does our reserve studies) and conducted a visual examination of the HOA common area assets to inform the update of our reserve study. They estimated the total square footage of paving at slightly over 200,000. Mr. Brooks roughly estimated repaving would cost from \$2.00 to \$2.50 per square foot. It was decided that Darrell and Petter should refine the square footage calculation to ensure an accurate reserve study calculation.
      - b. VINYL FENCING: Mr. Brooks estimated cost to replace \$19-\$22 per linear foot. Fence is roughly one mile long. The fence is generally in good condition, with isolated members showing signs of wear. Repair as needed is likely the reasonable strategy going forward, considering the permit complexity of a total replacement. Total replacement cost would be roughly \$100,000.
    - iii. Concord Management Contract
      - a. Darrell notified the board that our management company Concord was requesting an increase in their charge for services from \$500 to \$850.
      - b. Raul suggested we look at options in the following manner: 1) let the current contract expire. 2) Renew the contract at the increased amount. 3) Sign the contract and begin due diligence on a search for a new management company.
      - c. Clay suggested that we don't approve the new contract, but offer them something higher than current to account for inflation. After discussion, it was decided that Clay Creasey would solicit bids from alternative management company

candidates and report back to the November meeting with alternatives to consider.

- b. Architectural Committee (Troy Becker)
    - i. 380 Longhorn: The construction fencing was erected and the project manager expects excavation to start soon.
    - ii. 481 Saddle: ADU is still in the planning stage - now doing engineering drawings.
    - iii. 400 Buckboard: Project nearing completion; latest ARC action was approval of driveway gate.
    - iv. South entrance landscaping project: Contract with Bill Mellett signed and initial deposit paid out of HOA reserve account. Design work proceeding under a "time and expense" agreement. Board instructed Troy to communicate with owners to get input on preferences regarding the landscape design.
  - c. Fire Safe Council initiative (Petter Romming)
    - i. Petter reported that the walk-through with Chris Densch of the Fire Safe Council has yet to happen in our neighborhood.
    - ii. Ron Wilson reported that the council will be pursuing grant money to do the tree removal along San Antonio creek. Expectation that some level of financial support from the HOA will be solicited.
  - d. Rules and Regulations / FAQ's (Clay Creasey)
    - i. Requests for comments from owners have produced one response from Alan Kirby. Clay Creasey will incorporate those comments into a revised document and present for approval at the November meeting.
4. Raul Alvarado announced his resignation as of the end of this meeting, per his prior communication. Accolades and appreciations were expressed. Nominations were accepted for a replacement director. Raul nominated Stephanie Gustafson, and Clay nominated Warren Green. Ms. Gustafson was elected with three votes to one for Mr. Greene and one abstention.
  5. Officer assignments were then approved to adjust for the new director. Darrell Ralston was appointed President, Clay Creasey was appointed Treasurer, and Petter Romming was appointed as Vice President. Dean Wigger remains as Secretary, and Stephanie Gustafson will be a member at large. Ms. Gustafson's seat on the board will be subject to re-election next April, which is when Mr. Alvarado's term would have expired.
  6. Next meeting confirmation: scheduled for November 9 at 6pm in the Ojai library.
  7. The meeting was adjourned at 8:00pm.