

## **Persimmon Hill Board Meeting Minutes November 9, 2023**

All Approved actions were unanimous unless otherwise indicated

1. Call to Order: The meeting was called to order by Darrell Ralston at 6:00 pm
  - a.) Board members present: Darrell Ralston, Petter Romming , Dean Wigger Clay Creasey, and Stephanie Gustavson
  
2. Reviewed minutes of September board meeting: Approved by board
  
3. Reports / initiatives:
  - a. Treasurer's Report (Clay Creasy):
    - i. No major expense surprises for the year-to-date through September
    - ii. The board approved the 2024 draft budget. Operating expenses are projected to be \$47,675 and reserve expenses are \$50,885. Member dues will be increased to \$160 per month, starting in January. Approval of the draft 2024 reserve report was held in abeyance, pending further discussion on this topic at the January board meeting.
  
  - b. Architectural Committee (Troy Becker)
    - i. 380 Longhorn: The construction fencing is still up and nothing new to report on the start date from the project manager.
    - ii. 481 Saddle: ADU is still in the planning stage.
    - iii. 400 Buckboard: Project nearing completion.
    - iv. South entrance landscaping project: Removal of Pine trees on Saddle lane and Creek road entrance is being estimated and notification and permission sought from Cookie.
  
  - c. Fire Safe Council initiative (Petter Romming)
    - i. Petter reported that the applications have been submitted to the USDA Wildlife Defense by Chris Densch of the Fire Safe Council. Another application will be submitted for a grant from CAL Fire in early January. The Ventura County Fire Department did a drive by and site review and determined that we are not in a high fire zone, and a new manager coming in 2024 Larry Williams, fire prevention supervisor. Recommendations to remove overgrown landscaping, clear within 5 feet of structures & remove mulch

d. Rules and Regulations / FAQ's (Clay Creasy)

- i. Darrell Ralston made a motion to approve the draft of the rules and regulations, and Dean Wigger seconded the motion. All present were in favor.
4. Next meeting is scheduled for January 18 at 6pm in the Ojai library.
  5. The meeting was adjourned at 8:00pm.