

## **Persimmon Hill Board Meeting Minutes**

### **January 18, 2024**

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  
Stephanie Gustavson , Clay Creasy by teleconference.

**2. Approval of minutes** - November board meeting: Approved by board with the addition of notes on draft budget approval and reserve report study.

**3. Reports / initiatives:**

**A. Treasurer's Report** (Clay Creasy):

1. The month of December recorded net income of \$1,639.45. Income was as expected, and there were no significant unusual expenses.
2. For the total year, we recorded a net loss of \$8,944.18. However, this includes the impact of the extra \$20,000 of reserve expenses that we authorized at the November board meeting. So, net of that item, we recorded income of \$11,055.82. The major contributors to this favorable outcome were general maintenance (budget \$6,000, spend zero) and the block party (budget \$1,500, spend zero).
3. Our operating account ended the year with a balance of \$16,710.49. This is equal to roughly 5 months of operating expenses, which should give us a very adequate cushion to absorb any unusual pattern of expenses.
4. Reserves finished the year at \$370,130.05. This is up \$52,224.11 for the year, thanks partially to the \$20,000 transfer from our operating account and partially to the good interest rate at Morgan Stanley. One loose end remains to be addressed regarding the \$20,000 transfer. It is currently in the cash account at Morgan Stanley, which is not earning the 5% that our savings account gets. So I will be asking Concord to relay the request to Morgan that they should transfer the \$20,000 to our savings deposit.
5. Because our total income for the year exceeded \$75,000, we will be required by law to have our accountant conduct a "review" of our annual financial statements. This is less rigorous than an audit, but is more than a simple tax preparation exercise. I will be reaching out to our tax accountant, Newman, via Concord to arrange for this.
6. Because our interest income was strong in 2023, it will be tax advantageous for us to file a normal corporate tax return, rather than the HOA short form. I will communicate with Newman to arrange this. Although the normal corporate tax return is somewhat more detailed than the HOA short form, it should not be a significant extra cost.

**B. Architectural Committee** (Troy Becker)

1. **380 Longhorn:** The construction fencing is still up and nothing new to report

- on the start date from the project manager. Excavation equipment on site.
2. **481 Saddle:** ADU is still in the planning stage. Architectural Review Permit will expire on 3/13/24 and the owner will need to request an extension.
  3. **400 Buckboard:** Project nearing completion.
  4. **SOUTH ENTRANCE LANDSCAPING:**
    - i.) We sent the full plant schedule to several wholesale nurseries so we can have a better idea what the hard costs are for the entrance replanting of the Bill Mellet design. Many of the nurseries could not source all of the plants but one of them was able to supply all but 3. I retail-priced the 3 plants and discounted them as I know we can obtain them in the spring - wholesale. The total cost of all the plants was well below \$4,500! Again, there are no mature trees on this schedule. An estimate was obtained for Pistachio Trees 5 gallon size to be \$50 ea.
    - ii.) There are 5 large trees that must be removed from the North side of the entrance (4 pines and 1 pepper). After qualifying 3 arborist/tree removal companies I received 3 estimates to remove and stump grind them. The bids were \$2,500, 3,500 and \$4,500 TOTAL COST! And, all say they can provide proper insurance and do the job.
  5. Petter Romming made a motion to approve the cost of the tree removal not to exceed the median estimate of \$3,500. All were in favor. Darrell Ralston volunteered to inform Cookie Green of the tree removal process.
  6. Darrel Ralston made a motion to approve the ARC to spend \$2,000 on pistachio trees for south entrance. Dean Wigger made mention that we should be obtaining larger size trees to match growth on the North entrance and to combat the slow growing nature of the specimen. It was agreed that larger specimen estimates would be obtained before moving forward with purchase.
  7. Clay Creasy made a formal request to the ARC for approval on expanding solar for pool heating at his residence.

### **C. Fire Safe Council initiative (Petter Romming)**

1. Petter reported that the applications for the USDA Grant have not had any response.
2. USDA Wildlife Defense by Chris Densch of the Fire Safe Council. - AI letter of support was issued on behalf of the PHHA.
3. A meeting with Ventura County Fire representative Larry Williams to determine the status of Persimmon Hill homes and community spaces with

regard to meeting "Fire-wise Community" standards. A package was given with suggestions.

**D. New Business:**

1. February 6 - deadline for nominations for spring elections of new board members.
2. April 25th - General Meeting for election.

4. Next meeting is scheduled for March 21st, at 6pm in the Ojai library.

5. The meeting was adjourned at 7 pm.