

Persimmon Hill Homeowners Association
Board of Directors Meeting Minutes of July 17, 2025

Present: Stephanie Gustafson, Darrell Ralston, Petter Romming & Troy Becker

Absent: Dean Wigger

Call to Order: The meeting was called to order at 6:00 PM by Darrell

Reading of Minutes of Previous Meetings: Minutes of May 29, 2025, were presented by Troy, the Board approved unanimously.

Presentation of Reports

Treasurer's report

Troy Becker presented the unaudited reports and balances prepared by Concord and total of all account balances of \$449,123.00. The report was unanimously approved.

Reserve Study Review

Darrell Ralston presented and reviewed the Reserve Study. A motion was made and seconded to accept Concord's calculation of monthly dues increase to \$188 per month effective on January 1, 2026, to sustain estimated fiscal requirements of the Reserve Study. The motion passed unanimously.

Architectural Committee Report

Fire Safe grant status – Petter reviewed the status which appears promising. Board members will contact other PHHA members to encourage compliance with FireSafe obligations and report back.

Saddle Lane landscape project update: Troy Becker indicated no major progress was made this quarter except for a few minor ongoing repairs.

Equestrian trail maintenance and tree support poles: Troy is asking Jessica about removing the poles on Buckboard entrance trees.

Old Business

Web site update: Troy will speak to Danita about better hosting speeds and upgrading to newer technology.

New Business

- SCE problem at Saddle Lane entry – This is being resolved (Darrell/SCE)
- Cabin Village update – No change as of this date
- Fence wash and repair – Troy is looking into having an auto detailer pressure wash the fencing where required.
- Meeting schedule/location for 2025 – September 18th & November 20th
- Street situation – Darrell is reaching out for an updated estimate.
- Goals and objectives – Major goals are: Firesafe participation, Website improvements and street improvements

Open Forum – No Reports