

**Persimmon Hill Homeowners Association
Board of Directors Meeting Minutes
January 22, 2026**

All Approved actions were unanimous unless otherwise indicated

PRESENT: Darrel Ralston, Troy Becker, Stephanie Gustafson, and Dean Wigger

ABSENT: Petter Romming

I. Call to Order: The meeting was called to order by Darrell Ralston at 6:00 pm

II. Approval of minutes - November 20, 2025 board meeting minutes were approved by board

III. Reports / initiatives:

A. TREASURER'S REPORT (Troy Becker):

Financial Results Through As reported by Concord, our year-to-date December financial results are as follows:

Troy reported that the total cash on hand was \$482,601.62 The operating account has \$2,560.26, with \$479,501.36 in the reserve accounts.

Darrel made a motion to approve recent financial reports, and all were in favor.

B. ARCHITECTURAL COMMITTEE

1. Fire Safe Council - Tree Removal project is stalled and in a holding pattern awaiting approval.
2. Troy reported that Saddle Lane landscaping project is looking good and awaiting spring growth.
3. Powerwashing of common area fencing to commence in the next weeks.

C. PREVIOUS BUSINESS DISCUSSION

1. Asphalt Overlay - Troy presented the board with a draft resolution of Resurfacing the common area streets. Discussions of financing the gap between reserves of \$400K and the projected cost of around \$600K were discussed, and it was relayed that financing

options through First Citizen's Bank could be obtained at around 6% on a 10 year note.

2. Dean Wigger made a motion to approve Resolution 2026.01 to repave common area streets, and Darrel Ralston seconded the motion. All were in favor.

D. NEW BUSINESS DISCUSSION

1. The annual meeting and election is set for April 23, 2026, and nominations are due by February 3, 2026.

2. Next meeting will be March 19, 2026 at 6 pm at a Nexthome Realty, 307 Matillija St., due to library closure.
3. Meeting was adjourned at 7 pm.