

MINUTES OF PERSIMMON HILLS HOMEOWNER'S ASSOCIATION
ANNUAL MEETING – APRIL 4, 2017

A copy of the agenda and slides presented during the meeting can be found on the webpage at: persimmonhillsimprovementassociationinc.yolasite.com.

15 households represented, 1 by proxy

The Vice President discussed accomplishments and initiatives from the previous year (2016).

- ❖ Minutes for the 2016 BOD Meeting were presented – Approved with no comments. (slides 2-3)
- ❖ There was discussion on repair to a drain on Lot 18. Invoices for the repair of drains on Lots 18 and 59 were not received until 2017. Final bill was paid in 2017 in the amount of \$2,600 for both drain repairs.
- ❖ Financial Committee now has three members. Additional members are welcome.
- ❖ Reviewed the Dues Policy and Due Date (slide 4)
- ❖ The next landscaping contract was awarded. Three bids were solicited, 2 were received. (slides 5-6) The bid prices were:

	Buddy B's	Buddy Lee
Maintenance of the front area	\$4,230	\$4,344
Replace 2 trees	\$1,020	\$ 770
Re-landscape front entrance	No Bid	\$ 420
Watering (per trip if needed)	\$ 80	\$ 60

Contracted awarded to Buddy Lee Landscaping.

- ❖ Treasurer's Report
 - ◆ Over Time Expenses (slide 7)
 - ◆ 2016 Reserve \$10,307.92 (slide 8)
 - ◆ 2016 Deposits & Expenses (slide 9)
 - ◆ 2017 Budget vs. Actuals (slide 10)
 - Legal Fees (\$400 paid in 2015, bill \$20 to keep on retainer for 2017)
 - Are there any attorneys in the community that would be willing to review or would it be a conflict of interest?
 - Insurance
 - What does this cover?
 - What are the limits?
 - Drains
 - Are there any other of the 18 drains that need to be repaired?

- Assessment Audit was performed in 2015; remaining drains were found to be in good order and should last 5-6 years
 - Landscaping
 - \$770 is for the removal and replacement of two trees
 - 63 trees line Persimmon Creek Drive
 - Prior estimate received for pruning of all trees was over \$11,000

- ❖ Other Financial Business (slide 11)
 - ◆ 2018 Annual Dues
 - No increase to the 2018 was determined at this time
 - Rowell House
 - Law prevents collection of any prior year dues/late fees
 - Recent communications with title company indicate the property will be sold soon if not already
 - Financial Committee Report
 - Committee meet on 1/28/17
 - Review was complete and books were approved

- ❖ BOD Membership Request (slide 12)
 - ◆ Current Officers – voted and approved
 - John Gruzenski – President
 - Joshua Langhus – Vice President
 - Don Rauhauser – Treasurer
 - Cathy McGowan-Raley – Secretary
 - Diane Guy – Member at Large

- ❖ Other Business (slide 13)
 - ◆ Yard Sale
 - 6/10/17 was dated selected for 2017 Community Yard Sale
 - ◆ Volunteers Acknowledged
 - Tony Bowels – Flags
 - Cathi Telli and Joan Devlin – BOD
 - Nita Collier, Carlota Catanese, Bob Collier – Finance Committee

- ❖ New Business
 - ◆ Trees
 - Numerous trees that line Persimmon Creek Drive are in need of pruning or replacement
 - Discussion that perhaps the Association should start replacing the trees – 2 a year (as funds allow). Need to determine which trees to replace.
 - Diane Guy volunteered to provide the name and contact information for a tree service. Additionally, Deborah Prather volunteered to look up information that she had found several years ago on tree replacements. Both have done so.

- Who is responsible for this replacement/pruning of trees that were planted by the builder to beautify the community? HOA or Homeowner
- What is the cost to have the HOA have a set number of trees pruned or removed and replaced every year?
 - Secretary will contact several companies for estimates in addition to Buddy Lee's
- There is tree crowding or simply poor placement, why replace?
- Joshua Langhus researched that if trees are removed they are not required to be replaced unless they were put in with government funding. Additionally, a permit from the county may be required if the removal of a tree will cause it to fall in a roadway.
- Could there be a special assessment to cover replacing all the trees at once?
- ◆ Metal Roof
 - The replacement of an existing roof with a new metal roof is not found to be prohibited by existing HOA bylaws.
 - Homeowner is required to submit Architectural Review form.
 - Changes must be aesthetically pleasing and fit in with the surroundings
- ◆ Storm Drains
 - It is the homeowner's responsibility to clean the storm drains on each property.
 - Failure to clean the storm drains causes water to pool which results in mosquitos and snakes
 - Please wear proper attire when cleaning storm drains as mold etc. can be present
- ◆ Mosquito Spraying
 - Years ago the HOA organized and paid for periodic spraying for mosquitos
 - Research will be conducted to obtain estimates and standards
- ◆ Mulch Sale
 - Would anyone be interested in doing a Persimmon Hills mulch sale?
 - The question was raised if this was legal?
 - It was suggested that many organizations are doing mulch sales as fund raisers.
- ◆ Speed Bumps
 - Requests were made in prior years regarding speed bumps. They are very expensive to have put in and are not permitted.
 - Cathy McGowan-Raley has contacted the Sheriff's Department regarding enforcement of the speed limit within Persimmon Hills.
- ❖ Motion to adjourn – 8 pm