

MINUTES OF PERSIMMON HILLS HOMEOWNER'S ASSOCIATION
ANNUAL MEETING – APRIL 11, 2019

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

18 households represented, 5 by proxy

Presentation:

- ❖ Recap of the minutes for the 2018 BOD Meeting were presented –No comments.
- ❖ The next landscaping contract was awarded. Five bids were received and reviewed. Buddy B, Buddy Lee, Clean Cut Crews, Lazer Lawn Maintenance and Jorge Trujilla. The bid prices were:
 - Buddy B - (did not include all work)
 - Buddy Lee - \$4,750
 - Clean Cut Crew - \$6,700
 - Lazer Lawn Maintenance - \$6,600
 - Jorge Trujillo – (did not include all work)

Contracted awarded to Buddy Lee for \$4,750.
- ❖ Front Entrance Lighting and Flag Poles
 - Solar lighting was purchased in 2018 however some homeowners feel that it is not adequate for lighting the flags. Secretary will research the cost of running new wires for electric lights, purchasing additional solar lights, or moving the flag pole to the North bound side and provide new lighting.
- ❖ Trees Cutting
 - Per the Second Amended Declaration of Covenants, Conditions and Restrictions dated 18 March 2013, Article III, Section 3.10 “No tree having a diameter of ten inches or more measured from a point two feet above the ground level and located more than ten feet from the perimeter of the dwelling or more than five feet from the edges of the driveway located, or to be located, on the lot, shall be removed from any Lot without the express written authorization of the Declarant. The Declarant, in its discretion, may adopt and promulgate rules and regulations regarding the preservation of tree and other natural resources and wildlife upon the Real Property.”
 - Homeowners must submit an Architectural Review Submission form and receive approval from the Board prior to removing any trees.
- ❖ Reviewed the Dues Policy and Due Date
 - ◆ 1 members currently late
 - ◆ Dues will remain \$105 for 2020
 - ◆ Discussion regarding Late Fees and changing the calculation from \$15.00 plus 4.7 cents per day to \$15.00 and a flat rate of \$3.00 per month. This will require Special Meeting and voting from the membership.

- ❖ Financial Committee currently has two member however we are seeking additional help. No findings at the completion of the 2018 review.
- ❖ Treasurer's Report
 - ◆ 2018 Budget
 - ◆ Budget/Expenditures Over Time
 - ◆ 2018 Budget vs. Actuals
 - ◆ Insurance – Changed to Erie due to continually rising rates of State Farm
- ❖ BOD Membership Request
 - ◆ The following individuals were voting in for Board membership
 - Joshua Langhus – President
 - Tina Bahen – Vice President
 - Don Rauhauser – Treasurer
 - Cathy McGowan-Raley – Secretary
 - Willie Poindexter – Member at Large
- ❖ Other Business
 - ◆ Yard Sale
 - Yard Sale will be May 18th from 7 am – noon
 - Advertisement will be published in the Enterprise
 - ◆ Volunteers Acknowledged
 - Tony Bowels – Flags
 - Nita Collier, Joan Devlin – Finance Committee
- ❖ New Business
 - ◆ The question was asked what types of banking accounts does the HOA have? The answer is checking account. Should the board look into a saving account?
 - ◆ Insurance – The insurance purchased by the HOA covers the board member in the event of a lawsuit.
 - ◆ Storm Drain
 - Will be contacting company for repair of a drain on Persimmon Creek Road.
 - Contact the Sheriff's Department to complain.
 - ◆ Pets
 - There have been several dogs that have gotten loose recently. If you have an electric fence please check the batteries in the collars.
 - It is state law that you must clean up after your pet. If you walk your pet please ensure you are pick-up after them.
- ❖ Motion to adjourn – 8:05 pm