

approved

PERSIMMON COUNTRY CLUB HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS' MEETING
MAY 17, 2021
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**THE MINUTES OF PERSIMMON COUNTRY CLUB HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING HELD ON MAY 17, 2021 AT 6:10 PM VIA ZOOM MEETING.**

Present: Robert Lilly, President; Chris Lyons, Vice-President; Dennis Anderson, Treasurer; Roger Mickey, Secretary; Steve Lewis, Director, Susan Spencer, Director

In Attendance: Nancy L. La Voie La Voie, CMCA, CCM, PCAM, Community Manager, **Community Management, Inc.**

Owners Present: Owners as reflected on the sign in sheet.

I. CALL TO ORDER

The Annual Owners Meeting of the Persimmon Country Club Community was called to order at 6:10 PM.

II. INTRODUCTION OF BOARD OF DIRECTORS

President Robert Lilly introduced the Board members to the homeowners in attendance.

III. CALLING OF THE ROLL AND CERTIFICATION OF PROXIES

A quorum of owners was established as follows:

Members in person	23
<u>Members by proxy</u>	<u>31</u>
Members Total	54

IV. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

Community Manager Nancy La Voie certified that a notice of meeting had been mailed to homeowners on or about April 23, 2021.

V. APPROVAL OF 2020 ANNUAL MEETING MINUTES

AGREED: The minutes of the 2020 Annual Owners Meeting were approved without objection.

VI. REPORTS BY BOARD MEMBERS

A. Financial Report – Dennis Anderson reviewed the 2020 Year End Financial report and the 2021 financial reports through April 2021 and noted the reduction of interest earnings on the Association's investments. Owners were reminded that the monthly financial reports are posted on the association web site.

B. Design Review Report – Chris Lyons

- The Design Handbook and Design Review Application form can be found on the website.
- Owners were reminded to apply for any exterior improvements to their property, including tree removal. Tree removal also need an application to the City of Gresham.
- Steve Lewis noted recent changes to the exterior lighting and basketball hoop storage rules.

E. Security Report – Marius Dumitrescu, Community Safety Services, reviewed the 2021 Security report for the Association. The report will be posted on the Association's web site. An owner asked if student graduation signs were permitted; the consensus is yes they are.

F. Landscape Committee Report – Vicki Moen

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- After receiving bids and meeting with the bidders, landscape maintenance contracts were renewed for 3 years with Brightview Landscape Maintenance.
- The common tract at the monument at Butler Road and Regner Road is being maintained by volunteers.
- Owners were reminded that City street tree standards are that the trees must be trimmed to 8' above the sidewalks and 12' above the street.
- The city provides street sweeping in the community on the 4th Thursday (3rd Tuesday for the Golf Villas); owners were reminded to move cars out of the street on those days.

G. **Transfer Fees** – Steve Lewis led a discussion about imposing a transfer fee of \$1000 to be paid by new owners at the time of purchase of a Persimmon home. The funds would be deposited into the Association's reserve funds with the goal of preventing future increase in the annual HOA fees. Adoption of a transfer fee would require an amendment of the Association's Declaration, which requires approval from 75% of the members of the Association.

VII. ELECTION OF TWO (2) BOARD MEMBERS

AGREED: Ryan Jones moved to re-elect Robert Lilly and Roger Mickey by acclamation. The motion was seconded and carried unanimously.

VIII. OWNER'S FORUM

President Bob Lilly opened the floor to the homeowners in attendance.

- An owner complimented the Board on the landscape maintenance at the Regner Road monument.
- An owner noted the tree wells on the south side of Butler Road needed weeding; some are HOA responsibility, some are private owner responsibility, and some are golf club responsibility.
- An owner asked about slowing traffic on Butler Road. Board members shared information from conversations with the City of Gresham earlier this year.
- An owner suggested adding additional signage regarding speed limits on streets. An owner in attendance identified himself as a member of the Gresham City Council and offered to research this matter with the City engineer.

IX. ADJOURNMENT

The meeting was adjourned at 7:18 PM.