

**THE MINUTES OF PERSIMMON COUNTRY CLUB HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING HELD ON MAY 23, 2013, AT 6:30 PM AT THE PERSIMMON COUNTRY CLUB, 500 SE BUTLER
ROAD, GRESHAM.**

Present: Steve Lewis, President, Horst Jeddelloh, Vice-President, Cindy Hansen, Secretary, Chris Lyons, Director, Dennis Anderson, Director, Michael Patrick, Director

Absent: Patricia Junginger, Treasurer

Also in Attendance: Nancy L. La Voie, CMCA, AMS, PCAM Community Manager, Carra Pewsey, CMCA, Community Manager, **Community Management Inc.**

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

I. CALL TO ORDER

AGREED:

The Annual Owners Meeting of the Persimmon Country Club Community was called to order at 6:45 PM by President Steve Lewis.

II. INTRODUCTION OF BOARD OF DIRECTORS

President Steve Lewis 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 30

Members by proxy 52

Members Total 82

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 May 2, 2013.

V. APPROVAL OF 2012 ANNUAL MEETING MINUTES

AGREED:

A motion was made and seconded to approve the 2012 Annual Meeting Minutes as presented. The motion was carried unanimously.

VI. TAX RESOLUTION 70-604

Nancy La Voie briefly explained the purpose of the resolution, and read the document.

AGREED:

A motion was made and seconded to accept the Revenue Tax Ruling 70-604 Resolution as presented. The motion carried unanimously.

VII. REPORTS BY BOARD MEMBERS

- A. Financial Report** – Community Manager Nancy La Voie presented the financial report. Her presentation included thanking Treasurer Patricia Junginger for doing a great job with Account Receivables and keep them down, There is money in the budget to spend on landscaping this year, month financial reports are available on the website and that there were no HOA fee increases in 2013.
- B. Design Review Report** – Vice President Hurst Jeddelloh reported on the process for submitting design request such as landscaping changes, exterior home paint, etc.
- C. Security Report** – Director Chris Lyons reported that the monthly community security activities report is available on the website, thanks to the security company for all their hard work, renewal of the security contract through 2018 and it was noted crime was down in the community.

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- D. Landscape Committee Report** – Vice President Hurst Jeddelloh reported they are looking at bids to spruce up common area landscaping, vacant home landscaping not being kept up and if there was any way to get the owners to take care of the landscaping, for tree removal to check with the City of Gresham before removing any trees and trimming tree that are blocking neighbors views.

VIII. ELECTION OF TWO (2) DIRECTORS

President Steve Lewis noted the two positions – Horst Jeddelloh and Dennis Anderson terms are up for election. Dennis Anderson agreed to run for re-election and Susan Spencer was nominated by mail.

AGREED:

A motion was made to elect Dennis Anderson and Susan Spencer by acclamation. The motion was seconded and carried unanimously. Horst Jebbeloh was thanked for all his hard work and service on the Board of Directors.

IX. OWNER'S FORUM

President Steve Lewis opened the floor to the homeowners in attendance. the security was thanked for all their hard work. The Board was thanked for negotiating with vendors to keep costs down. Discussion was held regarding reviving newsletters, a preferred vendor list and the process for submitting a landscaping requests.

X. ADJOURNMENT

The meeting was adjourned at 7:27 PM.