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**PERSIMMON COUNTRY CLUB HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS' MEETING
MAY 20, 2014
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**THE MINUTES OF PERSIMMON COUNTRY CLUB HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING HELD ON MAY 20, 2014, AT 6:30 PM AT THE PERSIMMON COUNTRY CLUB, 500 SE BUTLER
ROAD, GRESHAM.**

Present: Steve Lewis, President; Chris Lyons, Vice President; Cindy Hansen, Secretary; Dennis Anderson, Treasurer; Michael Patrick, Director; Susan Spencer, Director

Also in Attendance: Nancy L. La Voie, CMCA, AMS, PCAM Community Manager, Ilsa Weishar, Community Administrator, **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 27

Members by proxy 42

Members Total 69

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 29, 2014.

V. APPROVAL OF 2013 ANNUAL MEETING MINUTES

It was noted that there should be 82 not 72 total members present from the 2013 annual meeting minutes.

AGREED:

A motion was made to approve the 2013 Annual Meeting Minutes with the members present corrected. It was seconded and 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** – Dennis Anderson presented the financial report. His presentation included a recap of the 2013 fiscal year. He noted that monthly financial reports are available on the website and that there was a decrease in the HOA fee due to a surplus at the end of 2013.
- B. Design Review Report** – Chris Lyons reported on the process for submitting design request such as landscaping changes, exterior home paint, etc. She explained how the design review process had been simplified to make it easy to access the form online and send it in to CMI for recording and to be forwarded on to the Committee for review. It was noted that is you want to cut down a tree that is more than 4 feet off the ground or

8 inches in diameter, then you will need to get both City and HOA approval. Under 4 feet and less than 8 inches in diameter only require HOA approval. A discussion followed about those who do not follow the rules and how that is enforced. The question about how to change the CCR's came up. Nancy La Voie explained that it would take a 75% of yes votes to change or make an amendment to the CCR's. Steve Lewis noted that if an owner has something in mind they would need to write up some language and present it at a Board meeting for further review by the Board and the association legal counsel.

- 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.
- D. Landscape Committee Report** – Michael Patrick reported on the discussion he had with Willamette Landscaping. They were able to work through some challenges with leaves on Butler. They were also able to streamline the communication system between the committee liaisons and Willamette Landscape. Some would like a different design on Butler for the monument. Michael noted that there would be changes coming in the next few weeks with more annuals and different colored plants. Input was appreciated by the community members who noted that the trees on lower Linden blocked the view of oncoming traffic. It was noted that those were owned by the golf course but the committee would contact the golf course about trimming them to aide visibility.

VIII. ELECTION OF THREE (3) DIRECTORS

President Steve Lewis noted the three positions – Steve Lewis, Michael Patrick, and Chris Lyons terms are all up for election. Steve Lewis, Michael Patrick, and Chris Lyons have all agreed to run for re-election.

AGREED:

A motion was made to elect Steve Lewis, Michael Patrick, and Chris Lyons by acclamation. The motion was seconded and carried unanimously.

IX. OWNER'S FORUM

President Steve Lewis opened the floor to the homeowners in attendance. Marius was thanked for all their hard work.

Owners noted that there are commercial trucks being parked on 46th Drive. They are parking on the street, one is a tarring and the other is a roofing company. A discussion followed about code enforcement and if these vehicles are in violation of the HOA. Nancy La Voie encouraged owners to call City of Gresham to report the parking. She would also drive up 46th Drive to see if the vehicles were still parked there and take pictures after the meeting.

Care of the peeling paint on the monuments is on the list of repairs but it has to wait until the weather is drier.

What is the process for amending the CCRs? Should an owner want a change, they need to bring in the language for discussion at a Board of Directors meeting. Then it would need to go to the association's legal counsel to be put in legal language and then it would need to be approved with a "yes" vote from 75% or more of the owners. The handbook details the CCR's but it can't have something in it that is not already outline in the CCR's.

President Steve Lewis thanked everyone on the Board their all their help and a special thanks to Patti Junginger for going above and beyond.

X. ADJOURNMENT

The meeting was adjourned at 7:25 PM.