

Approved

**PERSIMMON COUNTRY CLUB HOMEOWNERS ASSOCIATION  
ANNUAL HOMEOWNERS' MEETING  
MAY 10, 2016  
PAGE 1 OF 2**

**THE MINUTES OF PERSIMMON COUNTRY CLUB HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS  
MEETING HELD ON MAY 10, 2016, 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; Susan Spencer, Director, Quinton Smith, Director

**Also in Attendance:** Nancy L. La Voie, CMCA, CAMP, PCAM, Community Manager

**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 6:45 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 15

Members by proxy 55

**Members Total 70**

**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 18, 2016.

**V. APPROVAL OF 2015 ANNUAL MEETING MINUTES**

**AGREED:** A motion was made to approve the 2015 Annual Meeting Minutes. 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. President's Report** – Steve Lewis reported on Association activities since May 2015.

**B. Financial Report** – Dennis Anderson presented the financial report.

- Expenses for HOA are in line with the budget.
- Villa expenses a little less than budget.
- Masters expense are in line with the budget.
- Discussed investment program for Villas & HOA.
- Reported on Board discussion regarding surplus operating funds.
  - Working with the city to see if there are regulations prohibiting the association from installing speed monitoring equipment on Butler Road.
  - The monument at Regner Road will receive new signage.
  - If 2017 dues are paid in full by March 1, owners will get a \$150 credit to their account.

- Discussion regarding the condition of the Golf club property on the south side of Butler Road.

- C. **Design Review Report** – Chris Lyons thanked the owners who follow the design review process.
- D. **Security Report** - Chris Lyons reviewed the annual security report.
- A. **Landscape Committee Report** – Susan Spencer stated that Kelly Jett is the new representative for Willamette Landscape. CMI was asked to resend the landscape maintenance schedule to all Master owners. Spencer also noted that the street trees at the Master's Homes are failing and will schedule a meeting of the Masters owners to discuss replacement options.

**VIII. ELECTION OF THREE (3) BOARD MEMBERS**

Election of three board members

Susan Spencer, Director

Dennis Anderson, Treasurer

Quinton Smith, Director

**AGREED:** A motion was made and seconded to re-elect Susan Spencer, Dennis Anderson, and Quinton Smith as Director. The motion carried unanimously.

**IX. OWNER'S FORUM**

President Steve Lewis opened the floor to the homeowners in attendance.

- Linda Usher thanked Marius Dumitrescu for his services to the community.

**I. ADJOURNMENT**

The meeting was adjourned at 7:53 PM.