

THE MINUTES OF PERSIMMON COUNTRY CLUB HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING HELD ON MAY 14, 2018 AT 6:30 PM AT THE PERSIMMON COUNTRY CLUB, 500 SE BUTLER ROAD, GRESHAM.

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

Also in Attendance: Carra Pewsey, CMCA, CAMP, Community Manager; Megan Maiden, Administrator, 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 6:30 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	25
<u>Members by proxy</u>	<u>33</u>
Members Total	58

IV. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

Community Manager Carra Pewsey certified that a notice of meeting had been mailed to homeowners on or about April 23, 2018.

V. APPROVAL OF 2017 ANNUAL MEETING MINUTES

AGREED: Steve Lewis made a motion to approve the 2017 Annual Meeting Minutes as presented. The motion was seconded and was carried unanimously.

VI. APPROVAL OF TAX REVENUE RULING 70-604

AGREED: Steve Lewis made a motion to approve the Tax Revenue Ruling 70-604. The motion was seconded and was carried unanimously.

VII. REPORTS BY BOARD MEMBERS

A. Financial Report – Dennis Anderson presented the financial report.

- HOA spent surplus for landscaping and speed signs.
- Discussed budget discrepancies.

B. Design Review Report – Chris Lyons

- Made a brief statement regarding the design review process.

C. Security Report – Marius Dumitrescu

- Let homeowners know if they are out of town to let security know. They can do a security check while they are gone and pick up packages.
- Question from owner regarding outdoor fire pits. Had reported to security and the team took care of it. Owner requested the Board examine issue of outdoor fire pits as to not allowing them in the community. Robert Lilly responded they are following City of Gresham code up to this point.

E. Landscape Committee Report – Susan Spencer

- The Willamette Landscaping to Brightview transition so far has gone smoothly.
- Encouraged people to contact liaisons if issues arise.
- Reminded everyone to keep the sidewalks clear.
- Masters and Villas sprinkler controllers are failing.
- Brightview will contact owners directly for replacement.

VIII. ELECTION OF TWO (2) BOARD MEMBERS

The two candidates, Robert Lilly and Roger Mickey, were introduced. The floor was opened for additional nominations. No additional nominations.

AGREED: Motion was made to close nominations. The motion was seconded, and the motion carried unanimously.

AGREED: A motion was made and seconded to re-elect Robert Lilly and elect Roger Mickey for 3-year term. The motion carried unanimously.

IX. OWNER'S FORUM

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

- An owner stated that they would like the city to change the speed limit to 20 mph on 46th, which would include buses.
- An owner stated construction was stalled on new build (not a part of Persimmon).
- An owner noted that dogs are off leash and pet owners are not picking up after their pets in the common areas/lawns. The Board authorized doggie station disposal. Board encourages people to remind neighbors to keep dogs on leash.
- Question asked if there is anymore coyote activity. The attendees confirmed coyotes are still a problem.

X. ADJOURNMENT

The meeting was adjourned at 7:04 PM.