THE MINUTES OF PERSIMMON COUNTRY CLUB HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING HELD ON MAY 22, 2023 AT 6:00 PM AT THE PERSIMMON COUNTRY CLUB BANQUET ROOM, 500 SE BUTLER ROAD, GRESHAM OR.

DRAFT

**Present:** Robert Lilly, President; Chris Lyons, Vice-President; Roger Mickey, Treasurer; Vicki Moen, Director, Hugh Harris, Director, Justin Moe, Director

**Absent:** Toni Lowe, Director

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

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

# CALL TO ORDER

The Annual Owners Meeting of the Persimmon Country Club Community was called to order at 6:07 PM.

# INTRODUCTION OF BOARD OF DIRECTORS

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

1. **CALLING OF THE ROLL AND CERTIFICATION OF PROXIES**

A quorum of owners was established with 54 owners represented in person or by proxy.

1. **APPROVAL OF 2022 ANNUAL MEETING MINUTES**

**AGREED: The minutes of the 2022 Annual Owners Meeting were approved without objection.**

1. **2022-2023 IN REVIEW – Bob Lilly**

* **The Association has a new CMI manager, Joel McDonell, due to the retirement of Nancy La Voie.**
* **The Rental Restriction proposal voted on by Association members did not pass as it needed 75% of all owners to approve it to pass.**
* **The Transfer Fee proposal voted on by Association members did not pass as it needed 75% of all owners to approve it to pass.**
* **The Board is working on crafting policies and procedures to have in place in the event of urban campers taking up residence within the community.**
* **The Board extended its thanks to Marius Dumitrescu and the Community Safety Patrol staff.**
* **The Board is continuing to take collection action against owners who have not paid their HOA fees.**

1. **REPORTS BY BOARD MEMBERS**
   1. **Financial Report –** Roger Mickey reported on the April Financial Report for the Association, noting the upcoming financial obligations for the Golf Villa homes and how those are funded through the replacement reserves. Also noted was upcoming repairs to the HOA fences along SE Regner Road and SE Butler Road, also funded through the HOA replacement reserves.
   2. **Design Review Process –** Chris Lyons reminded owners to submit DRC Applications when planning any exterior changes to their homes or their property.
   3. **Security Report –** Marius Dumitrescu, Community Safety Services, reviewed the 2022 Security report for the Association. The report will be posted on the Association’s web site.
   4. **Landscape Committee Report –** Vicki Moen reported that Brightview Landscape Maintenance has assigned a new account manager and while communication has improved, they are still struggling to meet their contractual obligations. Also noted was the efforts to get vacant lot owners to regularly mow the lots during the growing season.
2. **ELECTION OF THREE (3) DIRECTORS**

**MOTION: Chris Lyons, Vicki Moen, and Justin Moe were elected to serve three year terms without objection..**

1. **TAX RESOLUTION 70-604**

**MOTION: Tax resolution 70-604 was adopted without objection.**

1. **NEW BUSINESS**

WEB PORTAL - Nancy La Voie gave a presentation about navigating the new Owners Web Portal provided by CMI.

FIREWISE PROGRAM – Justin Moe presented an overview of the FireWise program, to aid in wild fire prevention and safety. Owners were encouraged to sign up for private property inspections through the organization. It was noted that the City of Gresham and Metro support the program, which should help with the maintenance management of adjacent City and Metro owned property.

1. **OWNERS FORUM**

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

* Discussion followed regarding maintenance of the property along both sides of Butler Road between Regner Road and the Golf Villas. The Board will draft a letter to the Golf Club about the south side and Hugh Harris will contact the City of Gresham about the north side. Owner were encouraged to report concerns to the City via the MyGresham app.

1. **ADJOURNMENT**

The meeting was adjourned at 7:08 PM.