

approved

PERSIMMON COUNTRY CLUB HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS' MEETING
September 28, 2020
PAGE 1 OF 2

**THE MINUTES OF PERSIMMON COUNTRY CLUB HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING HELD ON SEPTEMBER 28, 2020 AT 6:30 PM VIA ZOOM MEETING.**

Present: Robert Lilly, President; Chris Lyons, Vice-President; Dennis Anderson, Treasurer; Roger Mickey, Secretary; Steve Lewis, Director

Absent: Susan Spencer, Director

In Attendance: Nancy L. La Voie La Voie, CMCA, CCM, PCAM, Community Manager, **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	26
<u>Members by proxy</u>	<u>43</u>
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 September 10, 2020.

V. PRESIDENTS REPORT

President Bob Lilly presented the Board Goals for the coming year:

- Establish a better relationship with the Golf Club
- Renew good working relationship with the landscape contractor
- Work diligently with owners who are delinquent in their HOA fees
- Continue to manage the CC&Rs and Design Guidelines
- Help find resolution to the Tract O concerns

VI. APPROVAL OF 2019 ANNUAL MEETING MINUTES

AGREED: Steve Lewis made a motion to approve the 2019 Annual Meeting Minutes as presented. The motion was seconded and was carried unanimously.

VII. REPORTS BY BOARD MEMBERS

A. Financial Report – Dennis Anderson reviewed the 2019 Year End Financial report and the 2020 financial reports through August 2020.

- Bob Lilly made a statement regarding the Associations requirement to collect reserve funds for future common element repairs and replacements.
- Dennis Anderson noted the next reserve study update will be conducted in 2021.

B. Security Report – Community Safety Services – Marius Dumitrescu presented the current security report and information.

C. Design Review Report – Chris Lyons

- Forms can be found on the website and sent to Board or CMI.
- Owners were reminded to apply for any exterior improvements to their property, including tree removal. Tree removal also need an application to the City of Gresham.
- 36 Applications have been processed to date in 2020.

E. Landscape Committee Report – no report

VIII. ELECTION OF TWO (2) BOARD MEMBERS

The two candidates who were previously nominated, Chris Lyons and Steve Lewis, were introduced. The floor was opened for additional nominations, but there were none forthcoming.

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

AGREED: Dennis Anderson moved to re-elect Chris Lyons and Steve Lewis by acclamation. The motion was seconded and carried unanimously.

IX. OWNER'S FORUM

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

- Dennis Anderson reported briefly on the current rate of return on the Association's investments..
- An owner asked about the Environmental Overlay Code; a new code regarding development to prevent landslides. It was noted that the implication is that it applies only to new development.
- There was a report of an owner storing his business trailer in his driveway. Marius will address the situation.
- An owner suggested adding additional signage regarding speed limits on streets.

X. ADJOURNMENT

The meeting was adjourned at 6:55 PM.