

**THE MINUTES OF PERSIMMON COUNTRY CLUB HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING HELD ON MAY 19, 2015, 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 24, 2015.

V. APPROVAL OF 2014 ANNUAL MEETING MINUTES

AGREED: A motion was made to approve the 2014 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 operations from 2014 to 2015, including that the Board conducted an in-depth review of the reserve study. He noted contracts had been renewed with Willamette Landscape. He also noted accomplishments in the past year, including:

- Worked through commercial vehicle parking resolution
- Adopted a View obstruction policy
- Reviewed security bar/door policy
- The treasurer is working on investment options for replacement reserves
- Amended deck railing policy at Villas
- Requested and received more police presence on Butler Road
- City will be moving street lights on Butler to the back of the sidewalk

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- B. Financial Report** – Dennis Anderson presented the financial report. His presentation included a recap of the 2014 fiscal year. He also reviewed the Association's investment plan at Umpqua Investments, Inc.
- C. Design Review Report** – Chris Lyons refreshed owners on the process for submitting design request such as landscaping changes, exterior home paint, etc.
- D. Security Report** – Owners received copies of annual security report.

VIII. Landscape Committee Report – Michael Patrick reported on the status of the Association's with Willamette Landscape.

IX. ELECTION OF ONE (1) DIRECTOR

President Steve Lewis noted the position – Cindy Hanson's term was up for election. She agreed to run for re-election.

AGREED:

A motion was made to elect Cindy Hanson by acclamation. The motion was seconded and carried unanimously.

X. OWNER'S FORUM

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

Chris Lyons asked owners present if benches and their shelters/awnings should be removed due to maintenance and replacement costs.

ADJOURNMENT

The meeting was adjourned at 7:30 PM.