

Persimmon Country Club Community Homeowners Association

**Board of Directors
Meeting of December 5, 2023**

3:00pm

**Persimmon Golf Club, 500 SE Butler Road
AGENDA**

Consent & Informational Agenda

All items listed in this section are matters considered by the board to be routine or primarily informational in nature. Background information on these items has been provided to the board prior to the meeting and is available to owners on request. There will be no separate discussion of these items unless a member of the board or other homeowner in attendance requests that a specific item be removed from this part of the agenda and added to the Action & Discussion Items section of the agenda. Items requiring formal action will be enacted with one motion.

1. Minutes of October 30 and November 20, 2023 Board meeting
2. Security & Compliance Report

Action & Discussion Items

1. Villa Report
2. Finances
 - a. Financial Report
3. Manager's Report
 1. Collections Attorney Contract
4. Design Review Update
5. Landscape Business – Vicki Moen
6. Unfinished Business
 - a. Project Firewise update, if any
7. New Business
8. Executive Session: Accounts Receivable
9. Adjourn

Next Meeting:

January 8, 2023 Board Meeting

DRAFT

MEETING MINUTES October 30, 2023 at 3:00 pm, at Persimmon Country Club

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

Absent:

Also In Attendance: Joel McDonell, CMCA, CCM, PCAM, Community Manager, **Community Management, Inc**
Owners in attendance: none

I. CALL TO ORDER

The meeting of the Board of Directors was called to order at 3:11 pm by the President.

II. CONSENT AGENDA

MOTION: A motion was made by Vicki Moen to approve the consent agenda, which included the Board Meeting Minutes of September 5, 2023 and the Security Report. The motion was seconded and carried without objection.

III. OWNERS FORUM

IV. REPORTS AND DISCUSSIONS

A) Villa Report

No report was given.

B) Finances

Financial Report – Topics such as accounts receivable would be covered in the executive session.

C) Manager's Report

2024 Budget Draft – Joel McDonell led a discussion about the 2024 budget draft presented.

Tabled: Discussion was tabled until the next Board meeting.

Landscaper Proposals – The Board discussed the recent submittals for landscaping contracts from four companies.

TABLED: Discussion was tabled until the next meeting.

Pressure Washing Proposal – The Board discussed the proposal for sidewalk pressure washing by Calvin Pressure Washing.

TABLED: Discussion was tabled until the March meeting.

Collections Attorney Contract – The Board discussed collection attorney options.

AGREED: The Board unanimously agreed to submit accounts for collections to Wyse Kadish.

D) Design Review/Compliance Update

Discussion followed regarding the design review process and ongoing compliance issues.

E) Landscape

No report was given.

V. Unfinished Business

A) Firewise USA

No report was given.

B) PGE Tract O

Discussion about Tract O PGE electrical delivery through tract O.

TABLED: Discussion was tabled indefinitely.

VI. NEW BUSINESS

VII. EXECUTIVE SESSION

The meeting was as adjourned to executive session at 5:15pm

VIII. CALL TO ORDER

The meeting was called to order at 5:33pm by the President.

IX. ADJOURN

There being no further business, the meeting was adjourned at 5:33pm.

DRAFT

MEETING MINUTES NOVEMBER 20, 2023 at 3:00 pm, at Persimmon Country Club

Present: Robert Lilly, President; Chris Lyons, Vice President; Vicki Moen, Secretary; Roger Mickey, Treasurer; Justin Moe, Director, Toni Lowe, Director

Absent: Hugh Harris, Director;

Also In Attendance: Joel McDonell, CMCA, CCM, PCAM, Community Manager, **Community Management, Inc**

Owners in attendance: Cal Scheid

I. CALL TO ORDER

The meeting of the Board of Directors was called to order at 3:05 pm by the President.

II. NEW BUSINESS

A) 2024 Budget Approval

The Board discussed the 2024 budget draft.

AGREED: Chris Lyons moved approval of the 2024 budget as amended. The motion was seconded and carried without objection.

B) Landscaping Contract Review

The Board discussed the landscaping contracts from DeSantis Landscaping, Landscape East West and Brightview.

AGREED: Chris Lyons moved approval of the contract with Landscape East West contingent on further price negotiation. The motion was seconded and carried without objection.

III. ADJOURN

There being no further business, the meeting was adjourned at 5:26pm.