

HILLTOP VIEW ESTATES AT PERSIMMON HOME OWNERS ASSOCIATION

Board of Directors

Minutes of Board of Directors Meeting

April 14th, 2022

Minutes of the Board of Directors meeting of the Hilltop View Estates at Persimmon Home Owners Association, Gresham, OR, held at 3591 SE Atherton Ave. in Gresham, OR, at 6:00pm on April 14th, 2022.

1. CALL TO ORDER

President Bob Cozzie called the meeting to order at 6:01pm.

2. ROLL CALL

Board members present:

Bob Cozzie, President, arrived 6:00pm

Christie Andersen, Treasurer, arrived 6:00pm

Riley Hutchinson, Secretary, arrived 6:00pm

Others present:

N/A

Absent:

N/A

3. QUORUM ESTABLISHED

The Hilltop View Estates at Persimmon Home Owners Association successfully established a quorum at 6:00pm.

4. APPROVAL OF PRIOR MEETING MINUTES

Motion by Christie Andersen, seconded by Bob Cozzie, to approve the minutes of the Board of Directors of March 14th, 2022. Motion carried at 6:06pm.

5. FINANCIAL REPORT

Christie Andersen gave the Treasurer's report as follows at 6:06pm:

A. Total assets as of March 31st, 2022: \$24,702.42

B. Operating:

DATE	PAYEE	MEMO	PAYMENT	DEPOSIT	BALANCE
03-14-22	GreenPro	Monument	1,500		24,702.42

- C. Reserves: N/A (None designated as of yet)
- D. Delinquencies: N/A
- E. Revenue: N/A (No income for now)
- F. Notes.

6. COMMITTEE REPORTS

- A. Architectural Review Committee (ARC)
 - a. Christie gave the following report at 6:07pm:
 - i. Discussion around the overall “morale” of the ARC and concerns on having the board’s support for enforcement activities.
- B. Common Areas Committee (CAC)
 - a. Bob gave the following report at 06:20pm:
 - i. Have not met.
 - ii. The fence is in. Unsure if the project is “completed”.
- C. Social Activities Committee (SAC)
 - a. Riley Hutchinson gave the following report at 6:21pm:
 - i. No update

7. OLD BUSINESS

Discussed old business at 6:22pm.

- A. Previous action items:
 - a. Riley - Work on welcome packet.
 - b. Riley - Work on website rebuild and activate the members only portal.
 - c. Riley - Send out the community directory letter.
- B. Annual HOA community meeting.
 - a. Consider an alternate location (in front of gravel road, or the cul-de-sac)

8. NEW BUSINESS

Discussed new business at 6:26pm.

- A. New HOA leadership.
 - a. Bob is going to start drafting a letter to the community to talk about the leadership change and our options.
 - i. Need a new president -
 - ii. If we can’t get one, we are going to be forced to hire an HOA management company (which is expensive)
- B. Burn piles in common areas.
 - a. Rick Hollingsworth sent out an email informing people not to burn (especially not on common areas)
 - b. Need to send out a letter informing the community not to burn and what the consequences may be

9. GOOD OF THE ORDER AND PUBLIC COMMENTS

Discussed the good of the order and opened for public comment at 6:35pm.

A. Action Items.

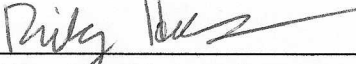
- a. Each member of the board - Look into HOA management company cost (quote to share with the neighborhood)
 - i. Key components to discuss:
 1. 31 Homes
 2. Concerned about CCR enforcement
 3. Lack of interested leaders
- b. Riley - Send out directory

10. NEXT MEETING DATE

The next monthly Board meeting is scheduled for May 11th at 6:00pm.

The board meeting adjourned at 6:38pm.

These minutes were approved by the Board of Directors.



Riley Hutchinson, Secretary

5-11-2022

Date