

**HILLTOP VIEW ESTATES AT PERSIMMON HOME OWNERS ASSOCIATION**

Board of Directors

Minutes of HOA Meeting

September 19<sup>th</sup>, 2021

Minutes of the HOA 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 September 19<sup>th</sup>, 2021.

**1. CALL TO ORDER**

President Bob Cozzie called the meeting to order at 6:09pm.

**2. ROLL CALL**

Board members present:

Bob Cozzie, President, arrived 6:09pm

Christie Andersen, Treasurer, arrived 6:09pm

Riley Hutchinson, Secretary, arrived 6:09pm

Others present:

24 Residents

Absent:

N/A

**3. QUORUM ESTABLISHED**

The Hilltop View Estates at Persimmon Home Owners Association successfully established a quorum at 6:09pm.

**4. APPROVAL OF PRIOR MEETING MINUTES**

N/A - No prior HOA meeting minutes.

**5. FINANCIAL REPORT**

Christie Andersen gave the Treasurer's report as follows at 6:10pm.

**6. COMMITTEE REPORTS**

A. Architectural Review Committee (ARC)

a. Christie Andersen gave the report as follows at 6:15pm:

i. Recapped the purpose of the ARC

- ii. Read from the CCRs and shared the explicit purpose of the committee
    - iii. Mentioned that the CCRs are on our website
  - B. Common Areas Committee (CAC)
    - a. Bob Cozzie gave the report as follows at 6:20pm:
      - i. This committee is responsible for the tracts (aka common areas)
      - ii. Attempting to systematize maintenance around the development
  - C. Social Committee
    - a. Riley Hutchinson gave the report as follows at 6:25pm:
      - i. Shared the purpose of the committee (plan community events and activities)
      - ii. Shared the contents of the charter and our deliverables targets

## 7. UNFINISHED BUSINESS

N/A

## 8. NEW BUSINESS

Discussed new business at 6:30pm.

- A. Insurance Renewal.
- B. Website Overview.
- C. CCR Review.
- D. Establishing Committees.
  - a. Architectural Review Committee (ARC) – Christie
  - b. Common Areas Committee (CAC) – Bob
  - c. Social Committee – Riley
- E. HOA Dues Discussion.
  - a. Base dues on budget determined by recommendations from committees.
  - b. It's very important that the dues are set from the budget recommendations and not just assessed from thin air.

## 9. GOOD OF THE ORDER AND PUBLIC COMMENTS

Discussed the good of the order and opened for public comment at 6:40pm.

- A. Did we receive confirmation on how taxes are paid for the tracts?
  - a. Yes - they are assessed to each individual homeowner and paid with your annual taxes.
- B. Provided information about the property north of our development
  - a. It's no longer going to be 9 homes - just one
- C. What is being done about the parking on Hogan?
  - a. Riley is working with the city of Gresham to have "No Parking" signs hung.

**10. NEXT MEETING DATE**

The next monthly Board of Director meeting is scheduled for October 14<sup>th</sup> at 6:00pm. Neighborhood meetings will be twice-yearly (generally scheduled around neighborhood social gatherings).

The meeting adjourned at 7:00pm.

These minutes were approved by the Board of Directors.

Riley Hutchinson  
Riley Hutchinson, Secretary

10-14-21  
Date