

HILLTOP VIEW ESTATES AT PERSIMMON HOME OWNERS ASSOCIATION

Annual All HOA

Minutes of Board of Directors Meeting

June 26th, 2022

Minutes of the Annual All HOA meeting of the Hilltop View Estates at Persimmon Home Owners Association, Gresham, OR, held in the Hilltop View Estates' Cul-de-sac at 4:00pm on June 26th, 2022.

1. CALL TO ORDER

President Bob Cozzie called the meeting to order at 4:15pm.

2. ROLL CALL

Board members present:

Bob Cozzie, President, arrived 4:00pm

Christie Andersen, Treasurer, arrived 4:00pm

Riley Hutchinson, Secretary, arrived 4:00pm

Others present:

17 households represented

Absent:

N/A

3. QUORUM ESTABLISHED

The Hilltop View Estates at Persimmon Home Owners Association successfully established a quorum at 4:15pm.

4. FINANCIAL REPORT

Christie Andersen gave the Treasurer's report as follows at 4:16pm (attached excel documents - printed and provided to the attendees).

5. REVIEW OF PREVIOUS YEAR

Review the previous year activities at 4:17pm.

- A. Number of meetings held.
- B. Formed and implemented HOA committees.
- C. Established an HOA budget.
- D. 100% collection of annual HOA dues.
- E. Established ARC responsibilities.
- F. Landscaped the community memorial sign.

- G. Completed fencing along Hogan Rd.
- H. Worked with the city of Gresham to install “No Parking” signs along Hogan Rd. shoulder.
- I. Pruned a number of dangerous trees in common areas
- J. Secured a landscaping maintenance company to help maintain overgrowth in common areas
- K. Ordered and installed signs to be posted in common areas

6. NEW BUSINESS

Discussed new business at 4:20pm.

- A. Article 70-604 election vote.
 - a. Motion by Rick Hollingsworth, seconded by Larry Sorenson, to put article 70-604 to a vote in favor of the election. Quorum votes in favor, vote passes at 4:25pm.
- B. Nominate and vote upon two new board members (President and Treasurer).
 - a. Volunteers:
 - i. Logan Smart
 - ii. Katie Paullin
 - b. Motion by Rick Hollingsworth, seconded by Bob Cozzie, for a combined vote in favor of electing Logan and Katie to the board. Quorum votes in favor, vote passes at 4:30pm.

7. GOOD OF THE ORDER AND PUBLIC COMMENTS

Discussed the good of the order and opened for public comment at 4:30pm.

- A. Security concerns.
 - a. Neighbors shared their recent security concerns.
 - b. Gregg Hastings volunteered to be involved with security related projects/issues going forward.

8. NEXT MEETING DATE

The next monthly Board meeting is scheduled for July 18th, at 6:00pm.

The annual all HOA meeting adjourned at 4:38pm.

These minutes were approved by the Board of Directors.

Riley Hutchinson, Secretary

Date

Agenda Outline

- 1. Call to Order**
- 2. Roll Call**
- 3. Quorum Established**
- 4. Financial Report**
 - a. Report from Treasurer
- 5. Review of previous year**
 - a. Number of meetings held.
 - i. 11 – Board of Director Meetings
 - ii. 1 – Annual All HOA Meeting
 - iii. Many committee meetings
 - b. Formed and implemented HOA committees.
 - c. Established an HOA budget.
 - d. 100% collection of annual HOA dues.
 - e. Established ARC responsibilities.
 - f. Landscaped the community memorial sign.
 - g. Completed fencing along Hogan Rd.
 - h. Worked with the city of Gresham to install “No Parking” signs along Hogan Rd. shoulder.
 - i. Pruned a number of dangerous trees in common areas
 - j. Secured a landscaping maintenance company to help maintain overgrowth in common areas
 - k. Ordered and installed signs to be posted in common areas
- 6. New Business**
 - a. Article 70-604 election vote.
 - b. Nominate and vote upon two new board members (President and Treasurer).
- 7. Good of the Order and Public Comments**
- 8. Upcoming Meetings**
 - a. *Tentative* - The next monthly Board meeting is scheduled for July 15th, at 6:00pm.

Article 70-604 Election Summary

“The purpose of 70-604 is to allow HOAs that have excess member income (assessment and fees) in a specific year to refund that excess income to the members

or roll it over to the next year to avoid being taxed on any excess member income. The ruling allows an HOA to make an election that will essentially defer the excess membership income for the year to the subsequent year.” -

<https://hoatax.com/guide-revenue-ruling-70-604/>

- This needs to be filed whether we, or our accountants, choose to apply this Revenue Ruling to our tax returns or not. At this time we would not apply for it, but if anything changes in the future, then the application could be made to our yearly tax returns and save the HOA money.
- There is no tax liability to the HOA by filing this form. By filing this form, we are within the tax guidelines for both the Federal Government and the State of Oregon.