

HILLTOP VIEW ESTATES AT PERSIMMON HOME OWNERS ASSOCIATION

Board of Directors

Minutes of Board of Directors Meeting

January 13th, 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 January 13th, 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 (Virtual), Secretary, arrived 6:00pm

Others present:

Ann Hymel, CAC Chair, arrived 6:00pm

Absent:

ARC Chair

3. QUORUM ESTABLISHED

The Hilltop View Estates at Persimmon Home Owners Association successfully established a quorum at 6:01pm.

4. APPROVAL OF PRIOR MEETING MINUTES

Motion by Bob Cozzie, seconded by Christie Andersen, to approve the minutes of the Board of Directors of December 9th, 2021. Motion carried at 6:09pm.

5. FINANCIAL REPORT

Christie Andersen gave the Treasurer's report as follows at 6:09pm:

A. Total assets as of December 29th, 2022: \$22,110.42

B. Operating:

DATE	PAYEE	MEMO	PAYMENT	DEPOSIT	BALANCE
12-29-2021	Post Office	HOA Letter	15.08		22,110.42

- 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 Andersen gave the following report at 6:11pm:
 - i. No meeting as a result of the holidays
 - ii. An extension was granted to the chain link fence change directive

B. Common Areas Committee (CAC)

- a. Ann Hymel gave the following report at 6:13pm:
 - i. Waiting to meet until the board discusses the purchase proposal requests
 - ii. Discussion around fire safety and how the HOA can help to spread positive information about fire knowledge
 - iii. Bob wrote up a purchase proposal request for all of the projects that the CAC is requesting.
 - 1. Arborist
 - 2. Tract Maintenance
 - 3. Signage
 - 4. Fencing
 - a. Placing this on hold for the time being. The board needs more time to review the proposal and understand the implications of it.
 - 5. Monument Landscaping
 - iv. Motion by Bob at 6:37pm to approve all of the CAC projects, with the exception of the fencing. Seconded by Christie at 6:37pm, motion carries at 6:38pm.

C. Social Activities Committee (SAC)

- a. Riley Hutchinson gave the following report at 6:39pm:
 - i. No meeting as a result of the holidays
 - ii. Discussion around the budget and that it doesn't have to be spent all at once. It can be spread out and used as required (the budget is set, but spending it is flexible)
 - iii. Discussion around social gatherings taxes

7. OLD BUSINESS

Discussed unfinished business at 6:45pm.

- A. HOA dues. 13 checks have come in as of today (01-13-2022). Many positive comments and some concerns regarding the social activities budget.
- B. Change of homeowner (standard process and going forward). Discussion around assessing a fee for change of homeownership. Having to correspond with the seller/buyer, update HOA records, etc.
Suggestion to have a "Welcome to the HOA packet".
Bill Bailey and Chad Trepinski are great contacts to help answer these questions.

8. NEW BUSINESS

Discussed new business at 6:55pm.

- A. Community responses to HOA letter.
 - a. Social Committee Budget
- B. CAC purchase proposal.

9. GOOD OF THE ORDER AND PUBLIC COMMENTS

Discussed the good of the order and opened for public comment at 6:59pm.

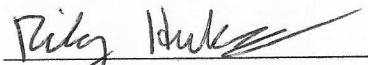
- A. Action Items.
 - a. Christie - inquire about taxes as they pertain to social gatherings
 - b. Christie - attend CAC meeting on 01-16-22 for clarification on fence project
 - c. Christie - Need a biography and a picture for the website
 - d. Riley - research and brainstorm change of homeowner
- B. Misc.
 - a. Sheds on property
 - i. ARC committee is going to look into this

10. NEXT MEETING DATE

The next monthly Board meeting is scheduled for February 10th, 2022 at 6:00pm.

The board meeting adjourned at 7:04pm.

These minutes were approved by the Board of Directors.



Riley Hutchinson, Secretary

02-10-2022

Date