

HILLTOP VIEW ESTATES AT PERSIMMON HOME OWNERS ASSOCIATION

Board of Directors

Minutes of Board of Directors Meeting

August 12th, 2021

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 the 12th of August, 2021.

1. CALL TO ORDER

President Bob Cozzie called the meeting to order at 6:00pm.

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:

Cathy Cozzie, N/A, arrived 6:00pm

Steve Andersen, N/A, arrived 6:00pm

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 Bob Cozzie, seconded by Christie Andersen, to approve the minutes of the Executive Session of July 8th, 2021. Motion carried at 6:14pm.

5. FINANCIAL REPORT

Christie Andersen gave the Treasurer's report as follows at 6:30pm:

A. Total assets as of May 14th, 2021

B. Operating = (N/A - Financial review and planning not yet completed)

C. Reserves = \$24,751

D. Delinquencies = (N/A - Financial review and planning not yet completed)

6. COMMITTEE REPORT

N/A

7. UNFINISHED BUSINESS

Open action items.

- A. Fire Expert Consultation. Setup a meeting with the fire chief, or another “fire” expert to walk the property and offer some suggestions on how to limit exposure to wildfires in our neighborhood (Bob -- In-Work)
 - a. Update (08-12-2021) -- Need to schedule the HOA meeting and someone will come out to talk to the community.
- B. Annual Budget. Create an annual budget. (Christie -- In-Work)
- C. Persimmons Signup. Create an “opt in” signup sheet for use at our HOA meeting to go out on the persimmons list. (Riley -- Not Started)
- D. Prepare for HOA meeting.
 - a. Location:
 - i. Plan A -- Corner at the bottom of the street
 - ii. Plan B -- In front of the Cozzie residence
 - b. Communication flyer
 - c. Formalize Agenda:
 - i. Communication to our neighbors
 - ii. Financial Update
 - iii. Outreach to Gresham FD
 - iv. Neighboring HOAs
 - v. Persimmon CC Security
 - vi. Persimmon CC Partnership
 - vii. Future HOA Dues
- E. HOA Communication. Ideas for communicating to the neighborhood:
 - a. Wix.com website (Riley -- In-Work)
 - i. Calendar
 - ii. Complaint + suggestion form (auto email us)
 - iii. Google drive for important documents
 - iv. Contact information
 - 1. Include the three board directors
 - 2. Committees

8. NEW BUSINESS

- A. Common Areas. Brainstormed ideas for what to do with the common areas.
 - a. Initial trimming and cleanup
 - i. Blackberries, down trees, non-native plants
 - b. Monthly maintenance

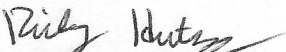
- B. Committees. Brainstormed potential committees.
 - a. Common Areas
 - b. Social (Party Planning)
 - c. Architectural Review
 - d. Board of Directors involvement with the committee (work as a liaison to guide direction and to help facilitate meetings and conversation)
- C. Insurance. Reviewed the general coverage of the policy.
 - a. Discussions around some sort of policy to cover unexpected legal expenses.
- D. HOA Dues. Brainstormed an approximate range.
 - a. Insurance Expenses
 - b. Common area maintenance
- E. CCRs. Discussed the board's philosophy regarding enforcement of the CCRs.
 - a. Audit the neighborhood per the CCRs as written.
 - i. Provide an opportunity for each "infraction" to receive a formalized a waiver/approval

9. NEXT MEETING DATE

The next monthly Board meeting is scheduled for 6:00pm on September 16th, 2021.

The board meeting adjourned at 7:30pm.

These minutes were approved by the Board of Directors.



Riley Hutchinson, Secretary

10-14-21
Date