

HILLTOP VIEW ESTATES AT PERSIMMON HOME OWNERS ASSOCIATION

General Annual Meeting

June 2, 2024

CALL TO ORDER

President Logan Smart called the meeting to order at 2:12 p.m.

QUORUM ESTABLISHED

The Hilltop View Estates at Persimmon Home Owners Association was **unable to establish a quorum**. Ten lot owners plus three proxies, or a total of 13 potential voters, was three votes shy of the number required for a majority (16 votes).

APPROVAL OF PRIOR MEETING MINUTES

The minutes from the May 14, 2024 meeting were read to the attendees. A motion by Logan Smart, seconded by Steve Andersen, to approve the minutes of the Board of Directors of May 14, 2024 was made. The motion carried at 2:25 p.m.

FINANCIAL REPORT

Treasurer, Matt Pouley, presented the financial report. This report included the following highlights:

- During the month of May, the HOA paid \$1,000 for the mowing of the HOA common areas.
- The HOA should be able to maintain a balance of approximately \$31,000 for the remainder of the year
- Projections for next year's budget should result in a substantial reduction in HOA annual dues for 2025.

COMMITTEE REPORTS

Architectural Review Committee (ARC): No report.

Common Areas Committee (CAC): Ann Hymel, Chair of the Common Areas Committee reported on the mowing of the common areas and the maintenance of the Monument area. She also announced her resignation from the committee due to the impending sale of her home and her move to Hawaii.

OLD BUSINESS:

Ann Hymel discussed the clearing and use of the common areas. She answered HOA member questions related to the common areas and their usage. She also discussed the various access areas. A potential tour of the area was also discussed.

The City of Gresham maintenance of the rain gardens was also discussed. The City of Gresham plans on weeding and maintenance of the new and older sections sometime this summer. The broken curb on the corner of SE Atherton and SE Butler will also be replaced. HOA members are allowed, but are not required, to weed any of the rain gardens in front of their houses. However, removal and replacement of any of the plants is prohibited.

NEW BUSINESS

Matt discussed the annual tax election policy requiring an annual filing to use excess HOA dues for our reserve fund. Due to the lack of a quorum, we will need to seek a majority vote from the HOA members.

Nominations for Committee Members: Rick Hollingsworth was appointed Chair of the Common Area Committee.

Board Members: Gregg Hastings and Dan Corcoran agreed to serve on the HOA Board if elected.

The election for the vacant board of directors positions and the annual tax election policy will be conducted by email. Notifications will be sent out by the Board Secretary within the next two days.

Matt discussed issues with the mail. Some mail and packages have turned up missing during the past few weeks. Several persons expressed missing mail. Our development and Cedar Lake have been hit hard according to our local mail carrier. It appears that someone has a master key. HOA members are encouraged to report *any* suspicious activity related to mail theft.

Subsequently, Logan Smart checked his camera footage of the mailbox area near the front of his residence. He had pictures of a dark car circling the area of the mailbox near his residence At 3:25 a.m. on May 26th.

GOOD OF THE ORDER AND PUBLIC COMMENTS

The Board was charged with regularly issuing public safety alerts (e.g., mail theft, suspicious vehicles circling the neighborhood, etc.) to the members when new issues arise. These alerts will be disseminated via the HOA email.

NEXT MEETING DATE

The monthly Board of Directors meeting will be held on July 9, 2024, at the Logan Smart residence.

The meeting was adjourned. At 3:01 p.m.

These minutes were approved by the Board of Directors.

Steve Andersen, Secretary

Date