

Hilltop View Estates at Persimmon Home Owners Association
Minutes of the 2025 Annual Meeting

The Hilltop View Estates at Persimmon Home Owners Association Annual Meeting was held on June 22, 2025 at 3573 SE Myrtlewood Lane, Gresham, OR.

CALL TO ORDER

President Gregg Hastings called the meeting to order at 2:05 p.m.

ROLL CALL

Board Members present:

Gregg Hastings, President
Dan Corcoran, Treasurer
Steve Andersen, Secretary

Committee Chairs present:

Rick Hollingsworth, CAC
Logan Smart, ARC

HOA Members present:

Christie Andersen
Matt and Nikki Pooley
Riley and Alyssa Hutchinson
Logan and Brittany Smart
Greg Hamilin
Laurie Sorenson
JC and Leticia Appel
Paul and Cathy Halladin
Rob Mandzj.

QUORUM ESTABLISHED

A quorum was successfully established at 2:06 p.m. Per the HOA Bylaws, the required quorum for the annual meeting is at least 35% of HOA lot owners (i.e., 11 lot owners). Thirteen HOA units were in attendance, and two proxies were presented by Rick Hollingsworth.

PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

All HOA owners were e-mailed a notice on May 3, 2025, informing them of the scheduled Annual meeting. Text message reminders were sent on June 20, 2025.

MINUTES OF PAST MEETING

The Board Secretary, Steve Andersen, read the minutes from the April 29, 2005 meeting of the Board of Directors. These minutes were approved as read.

TREASURER'S REPORT

Dan Corcoran, Treasurer, and Gregg Hastings explained the need to annually vote to adopt IRS Revenue Ruling 70-604. This ruling assures that any excess membership income over membership expenses for the year ending December 31, 2025, shall be applied against the subsequent tax year member assessment. This IRS Revenue Ruling was adopted by the IRS in 1970 so that homeowners and condominium associations would have the option to move excess member income forward to the next fiscal year for tax purposes. This decision is made by voting at the annual meeting of the membership, and is not a decision of the Board of Directors.

Our tax preparer has submitted Form 1120. A vote in favor makes the HOA decision a resolution by the association. Ballots were distributed and the membership unanimously approved the resolution.

COMMITTEE REPORTS

Logan Smart, Chair of the ARC reported that a couple of ARC review requests to approve home improvement related projects as required in our CCRs were recently received. He noted the process to submit requests, including plans and specifications, is to email the HOA gmail address at Greshamhilltophoa@gmail.com. ARC has 15 days to issue a written response to the homeowner.

Rick Hollingsworth, Chair of the CAC reported that the common areas had been mowed and trimmed the previous day. The third mowing will take place in September.

Gregg Hastings reported that the City of Gresham performs bi-annual maintenance of neighborhood swales. Per the city department that oversees this maintenance, neighborhoods assist the City by making a concerted effort to periodically clear their swales of weeds and litter. Our residents can help by removing weeds and litter in swales near their homes.

NEW BUSINESSES

1. HOA Members' Satisfaction with Communications from the Board of Directors.
Gregg asked if members were satisfied with communications from the Board of Directors. He mentioned a monthly email regarding upcoming Board of Directors meetings, and that all HOA members are invited to attend. The meetings are held at the Hastings residence. In addition, Board meeting minutes are posted on the HOA web page, and text alerts are sent for special or important situations.

Matt Pooley reported that the HOA web site is not functioning properly. Users are denied access when they click to view minutes. Matt agreed to help the Board resolve this problem in the near future.

2. Parking Reminders.

Boats, trailers, RV's etc. may be parked in front of residences for no more than 48 hours. However, under special circumstances, homeowners may contact the Board for reasonable extensions.

3. Garage Sales.

The HOA CCRs do not specifically prohibit garage sales. However, because of potential traffic and parking impacts, HOA members are asked to notify their neighbors prior to holding a garage sale, and to monitor parking along streets to prevent unnecessary impacts.

4. Adoption of HOA fines or penalties (10.7.3)

According to the HOA Bylaws, the Board is responsible for establishing fines or penalties. To date we have not had to do this as a means to enforce the CCRs. After discussion, we agreed to continue to resolve any issues informally, without resorting to fines or penalties.

5. Hedge/Arborvitae Trimming.

A few residents are looking at hedge (arborvitae) trimming this fall (September or October). If interested, please contact Gregg Hastings.

6. Elections and Appointments.

Paul Hallidin volunteered to serve on the Common Area Committee. Cathy Halladin was elected to serve on the HOA Board of Directors. Her 2-year term will begin in July. She is replacing the current Board Secretary, Steve Andersen, as his term expires in July.

NEXT MEETING DATE

The next monthly meeting of the Board of Directors is scheduled for August 19, 2025, at 6:30 p.m.

ADJOURNMENT The meeting was adjourned at 2:54 p.m.

These minutes were approved by the Board of Directors.

Steve Andersen, Secretary

_____ Date