

PHEHA Annual Meeting Minutes
The Pond 9:00 AM
June 6th, 2026

- **Call to Order 9:10 am**
 - Board members in attendance : Tami Dragila, Maureen Houston
 - Community members in attendance: Larry Pereira, Sandy Raley, Judy Lawshe, Cindy McNamara, Charmaine Nishita, Polly Lowry, Rachel Win, Mike Peterson, Chuck and Maureen Houston, Michael Dawson, Kim Robertson, Mathew Gross, Karen and Jim Dunbar, Elenor Streeter, Brittany Costa, Marlaine Gregoire, Judy Reens, Keri Stephens and Elliot Wilson.
 - Guest Speaker Michael Mcguinness- Cool Fire Safe Council.

- **Agenda Review and Revisions**
 - Handed out to all attendees. (See attachment titled 2026 Annual Meeting Agenda)

- **Announcements**
 - Firesafe Council Chairman Michael Mcguinness spoke about some of the ways a community can become “A firewise community” Such communities can receive grants from PGE to be used towards mastication, wood chipping, brush hauling, hazardous tree removal and various other wildfire hardening improvements. These grants come at no cost to the residents. Becoming a firewise community can also give the benefit of a 4% discount towards the Calfair Plan. We would need at least 8 properties to be nominally contiguous, meaning participating properties must form a single unbroken boundary around the included community. A checkerboard or disconnected layout will not qualify. He also gave a lot of information on how to receive additional discounts for hardening your home. They hold meetings monthly, and any interested party is welcome to participate.
 - Orion 180 has been offering insurance to homeowners in our community including fire. They have already saved one member \$4,000 annually.
 - Tami introduced the members and discussed those who have offered to join the board this coming year.
 - No Trespassing signs have been posted at trailheads
 - We have a new website (pilothillestates.neighborhood.online) and officially narrowed down the many board email addresses, created over the years, to just one (pheha.board@gmail.com)

- **Member Comments**
 - Several Members voiced their concerns regarding children riding motor bikes. They have become a nuisance due to noise, and a safety concern to pedestrians and equestrians. Some residents have even become too fearful to ride their horses to the trailheads.
 - The question of weed spraying was raised. one member requested we reinstate weed spraying, which led to several suggestions on how we might resume the practice. However, others expressed distaste for the use of poisons along our roadsides, and suggestions ranging from intentional planting of short growing species, to each of us better maintaining our own ROW's, ensued.
 - Fire hydrants were discussed, and at roughly \$20,000 each hydrant, this seems rather far out of reach. However, Troy, owner of Cool Plumbing, has been heavily researching the matter to see if it might eventually be attainable. Resident's who live right next to

the hydrant reported that living within 800 feet of a fire hydrant does not give them a discount on their insurance.

- An alternative to mailing checks to pay HOA dues was discussed. We will include instructions on how to set up an automatic bill pay in the next HOA information letter.

- **Other Officer and Chair Reports**

- **Secretary Report**

- Position open. Will be filled at the next HOA meeting.

- **Treasurer Report**

- Sandy discussed how funds were utilized last year, and how much we currently have in reserve. All attendees received a copy of the annual budget (See attachment titled PHEHA Annual Budget for 2026)

- **Pond Chairman Report**

- Sadly, Chris Campbell will no longer be a member of Pilot Hill Estates, however, Marvin Bohall has kindly offered to take up the torch and become our next Pond Chairman.

- **Road Chairman Report**

- Quite a few great improvements to the roads have taken place over the past year! Now to save up for the next round.

- **New Business**

- Board Officer Elections. 20 ballots received and counted
 - Tamara Dragila 18/20
 - Maureen Houston 18/20
 - Marvin Bohall 17/20
 - Larry Pereira 19/20
 - Troy Villalovos 17/20
 - Cindy McNamara (Write-ins) 2
 - Rachel Win (Write-ins) 2

- **Adjourn: 10:43 a.m**