



HFVOA Board of Directors Meeting

Tuesday January 24, 2023

1. Call to Order and Roll Call at 6:30PM

A quorum was achieved by attendance of Board Directors George Wespi (President), Sharon Stiffler, Paul Pfeifer, and Linda Slechta. Laurie Anderson was absent. There were 4 other lot owners attending. The meeting was held via Zoom.

2. Adoption of meeting's Agenda

The Agenda of the Meeting was adopted.

3. Approval of Minutes for prior Board Meeting

The January 9th Board meeting minutes was approved with no changes.

4. Perimeter Fence Committee – Paul Pfeifer chair

One lot owner has replaced his perimeter fence without ARC approval and did not construct it per the ARC rules. This matter is being addressed.

5. Perimeter Land Management – Don Shannon chair

- a. Perimeter looks OK except for the ground cover on Cornell Road.
- b. No update from PGE as to when they will begin their planting on Shute Rd.

6. Architectural Review Committee (ARC) – given by Paul for Laurie Anderson

- a. The ARC has been quiet this month.
- b. We have one landscape change request in Committee waiting on an answer from the homeowner.
- c. Our neighborhood has experienced more porch package thief and prowlers checking vehicles and stealing items. If you park outside of your garage, please leave nothing visible in your vehicles. If you experience a burglary submit a police report and include any video you may have. The more information the police get, the closer they get to identifying these people.
- d. ARC and Paul are working closely on perimeter fences. We are looking forward to having more support from Blue Mountain Community Management in the coming months.



7. Treasurer – Sharon Stiffler

- a. A review of the monthly AMS financial report shows that expenses are on track with the approved fiscal year budget.
- b. Status of lot owners' payments of HFVOA annual dues as of December 31st, 9 lot owners are 90 days delinquent in paying their annual dues. A third late payment fee has been applied to their accounts.

8. Unfinished Business: Election Report – Kathleen Newman

- a. A detailed time schedule has been created for doing all the needed tasks.
- b. Harker-Lepore is scheduled to give the Election Teller's report at the Feb 28th Board meeting.
- c. The 'last call' for candidates will go out tomorrow morning.
- d. The campaign to get email address to allow online ballots has succeeding in reducing the non-electronic (email) lot owners to only 31; they will be USPS mailed paper ballots for voting. The other 298 lot owners will be sent (emailed) a secured link to a ballot for voting.
- d. January 30th – paper ballots are USPS mailed
- e. Feb 4th – the electronic link is emailed thus opening the voting.
- f. All will be closely monitored to confirm that only 1 vote counts per lot.
Reminder: if more than one vote is submitted from a lot, then it is only the last one sent that is counted.
- g. Voting is closed on Feb 25th
- f. The Election Teller reports the names of new Board members on Feb 28th.

10. New Business – President

To facilitate the transition from AMS to Blue Mountain Community Management (BMCM) as our HOA services provider, there are some key policy and procedural changes to be adopted to better align our practices with those of BMCM. The following motions to adopt these changes are:

- a. **Motion** by Sharon, second by George: change the ARC Compliance Enforcement document to bring back the 2-step "Friendly Reminder". Vote: unanimously approved.
 - Updated Chapter 1, Section 2 B to add as Step 1: First Notification of a Violation: "Courtesy Notice" This notice will notify the homeowner of the infraction or infractions. If the infraction or infractions have not been corrected or a plan is in place to make corrections, then Step 2 will begin. Steps 2 -6 remain.
- b. **Motion** by Sharon, second by Paul: change the HFVOA Fine Schedule for Non-Compliance to Rules and Regulations document to bring back the 2-step "Friendly



Reminder" **and** to remove the "Note" column which previously stated "For each occurrence, and for each violation cited". Vote: unanimously approved.

c. **Motion** by Sharon, second by Linda: to change the Collections Resolution by 1) deleting the section offering Payment Plans, and 2) replacing the language "...Notice of Intent to Lien (NOI) letter will be sent to the delinquent Owner..." and replacing it with "The Letter will state that the assessment is due and owing and a third \$50 late payment fee has been added to the account of the Lot Owner." Vote: unanimously approved.

d. During February transition team lead by Sharon and Laurie will be reviewing documents as we continue through the transition process with Blue Mountain Community Management.

11. Adjournment of the meeting by the President was made at 6:57 PM. The next routine Board meeting will be held via Zoom on February 28th at 6:30pm.