



## HFVOA Board of Directors Meeting

Tuesday February 28, 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, Linda Slechta, and Laurie Anderson. There were 11 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 24th Board meeting minutes was approved with no changes.

### 4. Unfinished Business: Election Report – Kathleen Newman – Election Chair

a. The Election Teller, Kevin Harker, presented his Election Teller's Report, stating:

- 1) A thorough review of the submitted electronic votes was performed to validate both the property address and IP address; no irregularities were found;
- 2) There were more than enough lots who voted -- exceeding the minimum 66 lots (20%) required to make this a 'legal' election;
- 3) The candidate with the most votes is Laurie Anderson; she will be the Director with the 2-year term;
- 4) The other Directors voted in for a one-year terms are – in alphabetical order: Saba Anvery, Jade Black, Latha Ragu.

b. **Motion** by George, second by Paul to accept the Election Teller's Report. Vote: unanimously approved.

### 5. Perimeter Fence Committee – Paul Pfeifer chair

No actions to report; no new fence permits have been received.

### 6. Perimeter Land Management – Don Shannon chair

a. PGE has satisfactorily done their post-project mandatory planting of replacement shrubs and spreading of bark dust on East side of Shute Rd.



- b. To improve perimeter appearance, consider removing an ugly bush on corner of Farmcrest and Shute; approval for this will be asked at the next Board meeting.
- c. Given the large amount of snow, all perimeter lot owners need to be reminded that they are responsible to clear their perimeter sidewalk of snow – this is per Oregon State law.

## 7. Architectural Review Committee (ARC) – Laurie Anderson chair

- a. The ARC has been busy with the transition to Blue Mountain Community Management (BMCM).
- b. In the near future our neighbors will be able to use TownSq (Town Square app) to send property improvement projects, pay their bills and see the latest community news.
- c. Improving communication throughout our neighborhood is a goal of mine for this coming 2023-2024 Board year.
- d. Since our last meeting the ARC has:
  - Approved a landscape redesign
  - Worked on a car theft issue
  - Answered questions regarding dumpsters
  - Answered landscape questions
  - Currently working on monitoring a roofing project.
- e. **Motion** by George, second by Paul: to approve the updated ARC Compliance Enforcement Resolution, that has been changed to align with BMCM practices this version will supersede all prior versions. Vote: unanimously approved.
- f. **Motion** by Laurie, second by Paul: for Jade Black and Linda Slechta to immediately become voting members on the ARC committee. Vote: unanimously approved.

## 8. Treasurer – Sharon Stiffler

- a. A review of the monthly AMS January financial report shows that expenses are on track with the approved fiscal year budget.
- b. **Motion** by Sharon, second by Laurie: to adopt the updated HFVOA Fine Schedule, that has been changed to align with BMCM best practices; this version will supersede all prior versions. Vote: unanimously approved.
- c. **Motion** by Sharon, second by George: to adopt the updated Collection Resolution, that has been changed to align with BMM practices; this version will supersede all prior versions. Vote: unanimously approved.
- d. **Motion** by Sharon, second by Paul: to move into an Executive Session to discuss collection delinquency matters. Vote: unanimously approved.



e. **Motion** by Sharon, second by Paul: to move out of an Executive Session. Vote: unanimously approved.

f. **Motion** by Sharon, second by Paul: to approve removing the late fees assessed to lot owners 124, 153, 2191, 296, 3239, and 3738, who have paid their annual dues and were also assessed a "late fee" for late payment of those dues as shown on the AMS Feb 4, 2023 "Aging Report"; this will facilitate the transfer of accounting services to BMCM. Vote: unanimously approved.

g. **Motion** by Sharon, second by Paul: to authorize negotiations with lot owners 161, 2166 and 4271 for the purpose of coming to an agreement that:  
Either...

1) They pay the total amount of annual dues owed within 30 days of notification, and the Board will write-off as bad debt all previously assessed late fees,  
OR

2) The Board will put their account into collections for the total amount owed (the annual dues plus all late fees associated with non-payment of the dues) with our attorney Harker-Lepore.

Vote: unanimously approved.

## 9. New Business – President

a. Intel's Haika Mushi (Intel Public Affairs) has invited us to a Zoom meeting along with leadership of the Orenco Station HOA. This meeting is to communicate with the Intel neighbors and to respond to any questions about the recent Oregonian article titled "Intel emissions risked 'significant' environmental harm, Oregon regulators say, because safety equipment was turned off for 9 weeks."

b. George will be moving to Minnesota in one week; this means he will be resigning from the Board. He thanked all who helped to make this another successful Board term. In exchange, others thanked him for all his work.

**10. Adjournment** of the meeting by the President was made at 7:15 PM. The next routine Board meeting will be held via Zoom on March 28th at 6:30pm.