



HFVOA Board of Directors Meeting

Tuesday March 28, 2023

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

A quorum was achieved by attendance of Board Directors Sharon Stiffler (Treasurer), Linda Slechta, and Laurie Anderson; Paul Pfeiffer was absent and George Wespi is no longer a lot owner. There were 9 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 February 28th Board meeting minutes was approved with no changes.

4. Perimeter Fence Committee – Paul Pfeifer chair No report given

5. Perimeter Land Management – Don Shannon chair

- a. Cascadian Landscaping is doing a good maintenance of the perimeter areas.
- b. Next term, improvements to the Cornell land will be needed.

6. Architectural Review Committee (ARC) – Laurie Anderson chair

- a. The ARC is still busy with the transition to Blue Mountain Community Management (BMCM).
- b. Recap of the year:
 - 1) Thank you to all the ARC team
 - 2) 139 projects and inquiries were managed.
 - 3) Three projects are still pending

7. Treasurer – Sharon Stiffler

- a. A review of the monthly AMS February 28th financial report shows that expenses are on track with the approved fiscal year budget.
- b. Recap of year:
 - 1) Costs were kept down, despite national inflation
 - 2) Still in process is the important transition from AMS as the HOA management firm doing the HFVOA accounting services to Blue Mountain Community Management



3) Key governing documents were revised for improved practices: Collections Resolution, Fine Schedule, and the ARC Compliance Enforcement.

8. Unfinished Business – Recap of Year by Sharon Stiffler

In addition to the selection and transition to a new HOA management firm (Blue Mountain Community Management), the Board managed the conduct of the annual election of Directors, the oversight of the large PGE installation of power lines on the East perimeter of Shute Road, the improvement of practices with the revision of key governing documents, and the ongoing management of resources and performance of Board duties.

8. New Business – None

9. Adjournment of the meeting was made at 6:37 PM. This is the end of the 2022-2023 Board's term.