



HFVOA Board of Directors Meeting

Tuesday November 28, 2023

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

A quorum was achieved by attendance of Board Directors Saba Anvery, Sharon Stiffler, Latha Raghu and Laurie Anderson; Jade Black was absent. There were about 3 other lot owners attending during the meeting. The meeting was held via Zoom.

2. Adoption of meeting's Agenda

The Agenda of the Meeting was adopted with no changes.

3. Approval of Minutes for prior October 24th Board Meeting

Approved with no changes.

4. Perimeter Land Management – Don Shannon chair

- a. Cascade Landscaping first cleaned the West side of Shute Road, then Red Bark Inc laid down 1" depth of bark dust. This will protect the landscape until the City of Hillsboro begins their Bike lane project.
- b. This week Cascade will 'mow down' the St Johns plants on Cornell Road; this will allow better growth in Spring.

5. Architectural Review Committee (ARC) – submitted by Laurie Anderson chair

- a. This has been a slower month for projects. The ARC has approved a fence replacement and a gutter repair.
- b. Noise late at night (loud music and raised voices), after 10:00pm is still the number 1 complaint. There are 3 homes on the East side that are repeat offenders. This is a violation of a Hillsboro Ordinance (police have been called) and HFVOA rules (Blue Mountain can be called to cite a nuisance violation).

6. Treasurer – Sharon Stiffler

- a. A review of the invoices and payment of expenses made through Blue Mountain shows that expenses are on track with the approved fiscal year budget.
- b. On November 22nd Blue Mountain posted September 30th Financials instead of the October 31st Financials. Blue Mountain had already posted the September 30th financials on October 24, 2023. This matter has been addressed with BMCM.



c. Status of lot owners' payments of HFVOA annual dues as of today 11/28/2023: *20 lot owners have not paid*. Late charge fees have been applied to the accounts lot owners who have paid late or have not paid as this time.

7. Communications – Saba for Elyce Wair

Saba is taking over for Elyce as she steps back. A new chair for communications needs to be selected.

8. New Business – President Saba Anvery

a. **Motion** by Saba, second by Laurie: to conduct the BOD election by electronic and paper ballot in lieu of holding an annual meeting for voting; experience has proven that in-person meetings do not achieve the 20% vote participation required for a legal election whereas electronic/paper voting achieves 60%+ participation. Vote: unanimously approved.

b. **Motion** by Saba, second by Laurie: to select the Harker Lepore law firm to be the Election Teller for the election. Vote: unanimously approved.

9. Unfinished Business – President Saba Anvery

The 2023 HFV annual meeting was held on November 21st via Zoom. A quorum of 20% of lot owners (at least one owner attending from 66 lots) was **not** achieved, therefore an 'official meeting' could not be held. Instead, at the 'gathering', a slide show was shown that summarized the functions and actions of the current board over the course of their term. This presentation will be posted to the HFVOA website.

10. Adjournment of the meeting by the President was at 6:52 pm. The next routine Board meeting will be held via Zoom at 6:30pm on Tuesday **December 19th**.