



## HFVOA Board of Directors Meeting

Tuesday February 27, 2024, 2024

### 1. Call to Order and Roll Call at 6:35 PM

A quorum was achieved by attendance of Board Directors Saba Anvery, Sharon Stiffler, and Laurie Anderson; Jade Black and Latha Raghu were absent. There were 8 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 January 30th Board Meeting

Approved with no changes.

### 4. Unfinished Business – Election of the Board of Directors

#### a. Presentation of the Election Teller's Report by Kevin Harker.

- The election was valid because a quorum of more than 20% of the membership of HFVOA voted.
- The winning candidates for election to the Board of Directors for the 2024-2025 term are:
  - Saba Anvery
  - Jade Black
  - Sean Campbell
  - E Decker
  - Laurie Anderson will continue as a Director in her second year.
- The candidate who received the most votes, and therefore is the one who receives the two-year term, is Saba Anvery.
- The new Board Directors will be seated at the March Board meeting.

b. **Motion** by Saba, second by Sharon, to adopt the Election Teller Report. Vote: unanimously approved.

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

a. Three perimeter lot owners asked for trimming to be done of the adjacent perimeter plantings; Cascadian will do so.

b. A few perimeter lot owners asked for clarification about their responsibility vis a vis the Association's responsibility regarding perimeter plantings. I (per Board request) met with residents who had questions about perimeter trees.

c. Homeowners had questions about a noncompliant perimeter fence on Butler Rd. Other owners had also contacted me about the noncompliant fence.



d. I request that the Board address the need to improve the plantings on the perimeter and to do so by creating a committee that will draft a plan and budget for what plants, where placed, sourced from whom, and when planted (ideally in the Fall).

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

All is still quiet in this winter period; no new requests for ARC approvals of new lot owner projects. More discussion will be done with Blue Mountain regarding their monitoring of non-compliance to ARC rules.

**7. Treasurer – Sharon Stiffler**

a. Blue Mountain has not posted the January 2024 Financial report at this time; but I have reviewed our payments on the “AvidStrongroom” system and our payments are in line with our budget.

b. I also reviewed the Delinquency Details report on Townsquare and since our last board meeting (on January 30, 2024) two lot owners have paid their entire dues and fees owed; one lot owner has made a partial payment. There are no other outstanding full payments due for the annual dues.

c. Payments to our vendors and service providers:

- Premier storage yearly bill is in process of being paid.
- Hudspeth & Co CPA 9/30/2023 Financial statement is in process

d. Harker Lepore is also reviewing our 2nd and 3rd delinquency notice for legal language that needs to be included to follow fair debt collection practices.

**e. Motion** by Sharon, second by Saba to move into executive session regarding a contract matter. Vote: unanimously approved.

**f. Motion** by Sharon, second by Saba to return to the regular Board Meeting. Vote: Unanimously approved.

**8. Communications – Saba Anverly**

The February newsletter will be issued this week. Many emails have been issued this month to lot owners regarding the election voting, City of Hillsboro’s project on Shute Road, and meeting announcements.

**9. New Business – President Saba Anverly**

None

**10. Adjournment** of the meeting by the President was at 7:04pm. The next routine Board meeting will be held via Zoom at 6:30pm on Tuesday **March 26th**.