



HFVOA Board of Directors Meeting

Tuesday March 26, 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 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 February 27th Board Meeting

Approved with no changes.

4. Perimeter Land Management – Don Shannon chair

Cascadian Landscaping's work on trimming the bushes looks good but more weeding is needed. As part of the City of Hillsboro's Shute Road ongoing project, this month the City took down several large trees on the West side.

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

a. The ARC is very quiet now. Just answering emails and helping some of our new neighbors navigate the ARC.

b. To lot owners who have spring projects coming up, please go ahead and submit them. Remember the ARC members like to take vacations too. We average 10 to 15 projects coming in a week during the summer. So quick turnaround times become impossible.

c. **Motion** by Laurie, second by Saba to purchase some additional time from Blue Mountain Community Management for routine compliance observation. This will cost approximately \$1300 per month. Vote: unanimously approved.

6. Treasurer – Sharon Stiffler

a. Blue Mountain has not posted the February 2024 Financial report at this time; a review of our payments on the "AvidStrongroom" system show that expenditures are again in line with our budget.

b. A review of the Delinquency Details report on Townsquare as of March 24th shows that Blue Mountain has not yet implemented the January 23, 2024 Board's meeting motions regarding late fees.



c. Other key actions this month:

- Premier storage yearly bill has been paid.
- Hudspeth & Co CPA's review of the 9/30/2023 Financial Statements is in process.
- Harker Lepore is reviewing our 2nd and 3rd delinquency notices for the correct legal language needed to follow Fair Debt Collection practices.

d. Motion by Sharon, second by Laurie to hire Harker Lepore to present an one-hour HOA class for the new Board. Vote: unanimously approved.

e. Motion by Sharon, second by Laurie to have Blue Mountain change the 2nd and 3rd Delinquency Notices for Annual Dues (once these forms have been reviewed by Harker Lepore).

- The maximum amount for this service will be up to \$1,000.00. Blue Mountain will charge us \$175/hour to update their system and build the fee in each citation in their system and then test the process and code to make sure the letters work. Blue Mountain has told us that since this is specialized, they can only give an hour-based estimate that they think this could take 4-6 hours in case they run into issues.

Vote: unanimously approved.

7. Communications – Saba Anvery

The March newsletter will be issued next week.

8. New Business – President Saba Anvery

None

9. Unfinished Business

E. Decker, who was the fifth lot owner to win a Board Director position in the February election, has declined to serve. The position is left open for the incoming Board to fill.

10. Adjournment of the meeting by the President was at 6:40pm. The **new** term Board meeting will be held via Zoom immediately after the close of this meeting.