



HFVOA Board of Directors Meeting

October 22, 2024

1. Call to Order and Roll Call at 6:41 pm

A quorum was achieved by the attendance of Board Directors Saba Anvery, Jade Black, and Sean Campbell. Janey Baker was absent. There were about two other lot owner participants, on and off, 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 Board Meeting

Approved the September 24th Board Meeting Minutes with no changes. As well as the Meeting notes for the Insurance Approval on October 14th.

4. Perimeter Land Management Report – Don Shannon

Don was absent. No Updates for October

5. Architectural Review Committee (ARC) Approvals – Saba Anvery

The ARC worked on the following requests and approvals in October:

- 1 Driveway replacement approval
- 1 Exterior trim paint approval
- 1 Shed paint approval

6. Architectural Review Committee (ARC) Report – Saba Anvery

- The ARC had its monthly meeting with Blue Mountain on October 18th. We have not gotten this month's report for infractions.
- There was a walk of the neighborhood with our new Blue Mountain Representative.

7. Treasurer Financial Report – Janey Baker

This report was supplied before the meeting.

- a. I have reviewed the September financial reports provided by Blue Mountain Community Management Co. They appear to be in line with our budget.
- b. As September 30, 2024 was the end of our fiscal year, I confirmed with Kandi Hudspeth, CPA that we are engaged with Hudspeth Company PC for our 9/30/24 year-end review, and I will be gathering the required year-end reports for her to complete that review.
- c. My observation is that homeowners have been paying their dues. Everyone has until October 30 to pay before lates fees apply on October 31.
- d. I want to thank Laurie Anderson and Sharon Stiffler for spending time with



me to help me understand the HFVOA treasurer's position.

e. I also want to thank Courtney at Blue Mountain for facilitating a speedy (one time only) payment of our property insurance premium, at no additional charge. That allowed us to take advantage of the discounted premium, which the Board approved at the last meeting.

f. **Motion** to approve the Cascadian Landscaping Contract for 2024-2025 as written. Vote: Sean, Saba, and Jade approved the motion.

8. Communications – Sean Campbell

The Annual Meeting will be added to the Newsletter. As well as another reminder for HOA dues.

9. Unfinished Business – Saba Anvery

Still need a neighbor assigned for the Anchor Shrub project.

10. New Business – Saba Anvery

Motion to set the HFVOA Annual Meeting to be held on Tuesday 11/12/2024 at 6:30pm. Vote: Saba, Sean, Jade all voted yes. The motion was approved, and our annual meeting will be on Tuesday, November 12th, 2024.

11. Adjournment of the meeting was at 6:57 pm. The following routine Board meeting will be held via Zoom at 6:30 pm on Tuesday, December 3rd.