



HFVOA Board of Directors Meeting November(December 9th), 2024

1. Call to Order and Roll Call at 6:47 pm

A quorum was achieved by the attendance of Board Directors Saba Anvery, Jade Black, Sean Campbell, and Janey Baker. About four other lot owner participants were 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 one change. Remove motion for appointment of co-owner of Master Homeowner List.

3. Approval of Minutes for prior Board Meeting

Approved the September 24th Board Meeting Minutes with no changes

4. New Business – Saba Anvery

- A. **Motion** – by Saba Move, second by Janey to appoint Sean Espinosa as Land Perimeter Manager for the remainder of this board's term and remove Don Shannon from this role. The board would like to thank Don Shannon for his service all these years. His work has helped enhance our community. The board would also like to thank Don Shannon for his patience as the board looked for his replacement.

Vote: unanimous vote to approve motion

- B. **Motion** – by Saba Move, second by Janey to remove Jade Black from the ARC committee. The board would like to thank Jade Black for her service on the ARC board. (Saba and Jade will chat on Monday to figure this out)

Discussion: No committee is allowed to have more than two current voting directors. As Linda Sletcha will be appointed voting director and will remain on the ARC committee, Jade Black has graciously offered to step down from the ARC committee.

Vote: unanimous vote to approve motion

- C. **Motion** – by Saba Move, second by Janey Move to appoint Linda Sletcha as voting director to serve out the remainder of this board's term. Linda Sletcha will continue her role in the ARC committee.

Vote: unanimous vote to approve motion

- D. **Motion** - by Saba Move, second by Janey Move to form a Perimeter Landscape Update Project committee that will get three bids from local landscape companies for the design and implementation of updating the perimeter shrubbery and landscaping. The committee will bring their recommendation to the board and once a company is



selected will oversee the implementation. The planting will take place in the fall of 2025.
Sean Espinosa, Saba Anvery, and Sean Espinosa, and Cathrine Mc Gorrell.

Vote: unanimous vote to approve motion

5. Perimeter Land Management Report – Don Shannon

Don had a prior commitment and was not present at the meeting. Saba Anvery had spoken to Don on 12/1. He is happy to have Sean Espinoza take ownership and will be happy to talk to him about the role.

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

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

- 2 New Roofs
- 1 Carport
- 1 Fence Replacement
- 1 Gate Replacement

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

The ARC had its monthly meeting with Blue Mountain in November. A new compliance officer has been assigned.

8. Treasurer Financial Report – Janey Baker

- A. A detailed review of the monthly Blue Mountain financial report shows that expenses are on track with the approved fiscal year budget.
- B. Delinquent accounts: As of October 31, 2024 we had 41 owners delinquent on either paying dues and/or late fees and fines. Some of them have paid since then.
- C. We are in receipt of the independent accountant's review report of our 2023-24 financial statements. Based on their review they found our financial statements to be in accordance with generally accepted accounting principles in the United States.
- D. **Motion** -Janey: I move that the board accept the annual financial statement review provided by Hudspeth & Co. and on behalf of the Board, I will sign the report in acceptance of it.

Vote: unanimous vote to approve motion

Executive Session

-Motion by Saba, second by Janey: to move into an Executive Session to discuss collection delinquency matters.

Vote: unanimously approved

- Motion by Saba, second by Sean to move out of an Executive Session.

Vote:unanimous vote to approve motion



- E. Motion** – by Sean Account for account 73383 who paid multiple times for dues, to be refunded.
Vote: unanimous vote to approve motion
- F. Motion** – by Sean Account 73282 accumulated fines since 1/11/24 to be sent to collections.
Vote: unanimous vote to approve motion
- G. Motion** – by Sean Account 73286 who lives at a different address to wave late payment on dues. Dues are to be paid by January.
Vote: unanimous vote to approve motion
- H. Motion** – by Sean Account 73291 home for sale that needs a fence replaced. Add a note to Blue Mountain account for the new homeowner to replace the fence.
Vote: unanimous vote to approve motion
- I. Motion** – by Janey I move that the Board approves that Blue Mountain moves \$85,000 from our Reserve Account at Pacific Premier Bank to open a new Reserve bank account at Axos Bank.
Vote: unanimous vote to approve motion

9. Communications – Sean Campbell

The newsletter will be sent on Friday, 12\13\2024. Note the December meeting will be on January 7th

10. Unfinished Business – Saba Anvery

None

11. Adjournment of the meeting was at 8:01 pm. The following routine Board meeting will be held via Zoom at 6:30 pm on Tuesday, January 7th.