



## HFVOA Board of Directors Meeting January 7th, 2025 (Dec Meeting)

### **1. Call to Order and Roll Call at 6:32 PM**

A quorum was achieved by the attendance of Board Directors Janey Baker, Sean Campbell, and Linda Sletcha. There were about 3 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 November Board Meeting Minutes with no changes.

### **4. Perimeter Land Management Report - Sean Espinosa**

A. Sean will meet with Don for instructions on the land management report.

### **5. Architectural Review Committee (ARC) Approvals – Linda Sletcha**

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

1 Gate replacement for December

### **6. Architectural Review Committee (ARC) Compliance – Linda Sletcha**

The ARC had its monthly meeting with Blue Mountain on the 20<sup>th</sup> of December. We have a new person doing compliance checks at Blue Mountain.

### **7. Treasurer Financial Report – Janey Baker**

- A. A detailed review of the November financial report from Blue Mountain shows that expenses are on track with the approved fiscal year budget.
- B. Delinquent accounts: As of November 30, 2024 we had 23 owners delinquent on either paying dues and/or late fees and fines.
- C. I want to remind each member they can access financial information on the Town Square website for HFVOA at <https://www.townsq.io>

### **8. Communications – Sean Campbell**

A. The Newsletter for December will be sent on Sunday 1\12\2025

### **9. Unfinished Business – Janey Baker**



Hawthorn Farm Village Owners' Association (HFVOA)

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- A. **Corporate Transparency Act** - All directors have provided the information to Harker Lepore. No further action is required.

**10. New Business – Janey Baker**

- A. **Motion** by Janey, seconded by Linda: to hold the annual elections in Feb.  
Vote: unanimous
- B. **Motion** by Janey, seconded by Linda: to appoint Saba Anvery as Election Manager.  
Vote: unanimous
- C. **Motion** by Janey, seconded by Linda: 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: unanimous
- D. **Motion** by Janey, second by Linda: to select Harker Lepore law firm to be the Election Teller for the election.  
Vote: unanimous

**11. Adjournment** of the meeting was at 7:15 PM. The following routine Board meeting will be held via Zoom at 6:30 pm on Tuesday, January 28th.