



HFVOA Board of Directors Meeting

February 25th, 2025

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

A quorum was achieved by the attendance of Board Directors Saba Anvery, Janey Baker, Sean Campbell, and Linda Sletcha. There was 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 January Board Meeting Minutes with no changes.

4. New Business – Saba Anvery

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 2025- 2026 term are:
 - Linda Sletcha
 - Sean Campbell
 - Janey Baker
 - Susan Buxton
 - Saba Anvery 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 Candidate Janey Baker.
- The new Board Directors will be seated at the March Board meeting.
- Motion by Saba Anvery, second by Janey Baker, to adopt the Election Teller Report.

Vote: unanimously approved.

5. Perimeter Landscaping Committee Report – Sean Espinosa

- A. There was a meeting 2/25/2025 for recommendations for types of plant to be added to the permitter.
- B. The decision was made in our committee meeting to meet with a landscape designer to get advice on what might work well for the perimeter that takes little water and maintenance. Blessings Landscape is one of the companies.



- C. Team is investigating possibility of water being brought to the perimeter.
- D. Shute Road West side will be done by the city as part of the update. Sean is trying to talk with them to see about the water and maybe what they are planning to plant.

6. Perimeter Land Management Report - Sean Espinosa

- A. There are some issues with fences around the perimeter and Sean is starting to track these for the future.
- B. Sean will be reviewing the contract with Cascadian to highlight and shortfalls at this time.

7. Architectural Review Committee (ARC) Approvals – Linda Slechta

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

- 5 Fence replacements
- 1 Solar Panel

8. Architectural Review Committee (ARC) Compliance – Linda Slechta

We had our monthly meeting with Blue Mountain concerning compliance items for February. They focused a lot on trash cans and we have told them that they need to place their focus on other more important things. We are continuing to work with them on what the focus is for each season.

9. Treasurer Financial Report – Janey Baker

- A. A detailed review of the January financial report from Blue Mountain shows that expenses are on track with the approved fiscal year budget.
- B. At the December 9 meeting, the Board passed a motion to open a new bank account at Axos Bank to move part of the Reserve account out of Pacific Premier Bank due to the amount being over the FDIC limit. As of January 31, 2025, Blue Mountain had not yet moved that money, it is expected to be done this month.
- C. Received and paid the annual invoice for the storage unit at Premier Storage in Hillsboro.
- D. Zippy phone billing was changed to paperless in order to get Blue Mountain the invoices faster. Given the length of time it takes Blue Mountain to pay the invoices and the time for US mail, the US mail method was contributing to late payments on our account.
- E. A news item that came out of the fires in California: if your house is in a trust, be sure your homeowner's insurance lists the trust as an "additional insured", otherwise the insurance company may not pay on a loss.
- F. Our last reserve study was done in 2020-21, and we have postponed doing another one because of the City of Hillsboro's Shute Road project which affects our perimeter along the west side of Shute Road. The City has projected that the project will be finished in December 2025, and by that time we will find out what our liability is concerning the landscaping in that area. In addition, our perimeter landscape committee is looking into



improving our perimeter landscape in other areas. Therefore, we plan on having a Reserve Study done during our 2025-26 fiscal year.

10. Executive Session

A. Saba Anvery put forth a motion to go into executive session. Janey Baker seconded.

Vote: unanimously approved.

B. Saba Anvery put forth motion to come out of executive session. Janey Baker seconded.

Vote: unanimously approved.

C. Motion – To waive fines for Late Dues on Account Number 73434. Motion made by Janey and seconded by Linda

Vote: Unanimous approved

D. Motion – To send to collections for Late Dues on Account Number 73381. Motion made by Janey and seconded by Linda

Vote: Unanimous approved

E. Motion – To send to collections for Late Fee and 2 landscape maintenance violations on Account Number 73283. Motion made by Janey and seconded by Linda

Vote: Unanimous approved

F. Motion – To send to collections for Late Dues on Account Number 73369. Motion made by Janey and seconded by Linda

Vote: Unanimous approved

Motion – To send to collections for Late Dues on Account Number 73399. Motion made by Janey and seconded by Linda

Vote: Unanimous approved

G. Motion – To send to collections for Late Dues on Account Number 73465. Motion made by Janey and seconded by Linda

Vote: Unanimous approved

H. Motion – To send to collections for Late Dues on Account Number 73482. Motion made by Janey and seconded by Linda

Vote: Unanimous approved

I. Motion – To send to collections for maintenance issues on Account Number 73423. Motion made by Janey and seconded by Linda

Vote: Unanimous approved



Hawthorn Farm Village Owners' Association (HFVOA)

www.hfvoa.org

5500 NE Farmcrest St. Hillsboro, OR 97124

hfvoa.or@gmail.com

(503) 693-8787 (for voice message only)

- J. Motion – To send to refund for credit balance on Account Number 73417. Motion made by Janey and seconded by Linda
Vote: Unanimous approved

11. Communications – Sean Campbell

- A. The Newsletter for February will be sent on Sunday 3\2\2025

12. New Business – Saba Anvery

- A. No new Business

12. Adjournment of the meeting was at 7:55 PM. The following routine Board meeting will be held via Zoom at 6:30 pm on Tuesday, March 25th.