



HFVOA Board of Directors Meeting Tuesday December 16, 2025

1. Call to Order and Roll Call at 6:31 PM

A quorum was achieved by attendance of Board Directors, Linda Slechta, Janey Baker, Sean Espinosa.

2. Adoption of meeting's Agenda

The Agenda of the Meeting was adopted with no changes.

3. Approval of Minutes for prior Board Meeting

The November 18th meeting minutes were approved with no changes.

4. Perimeter Land Management – Chair Sean Espinosa

- a. Nothing notable

5. Perimeter Landscape Committee - Linda Slechta

- a. Cascadian walked the entire perimeter with the committee. Plants that are staying were identified along with plants that need to be removed. They are reworking with this new information and expect to have that done this week. Once we have this information we will make a decision.

6. Architectural Review Committee (ARC) Approvals – Chair Linda Slechta

There was 1 approval this month:
New front door

7. Architectural Review Committee (ARC) - Compliance – Chair Linda Slechta

- a. Compliance notices went out from MicroHOA through email.

8. Treasurer – Janey Baker

Financial Reports:

- a. The November financial statements and all looks good.
- b. Correction: Last month 90% of owners had paid their annual assessments. We are now at 92%. 27 homeowners have not paid as of yesterday and risk a late fee after 12/31/25.
- c. We have finally received our September 30 bank statements from Blue Mountain. They have held back \$930 of our ending balance and have



promised to send a check to MicroHOA when they close out the accounts.

- d. As part of MicroHOA's management they have set up an ICS account with First Citizens Bank for us to keep us within the FDIC limit.
- e. Last week I attended a MicroHOA board member training session on how to use their web site. It was well done and I learned a lot. I recommend to the other board members to find the training:
Documents>Board Resources>Board Portal Training
- f. We are in receipt of the independent accountant's review report of our 2024-25 financial statements. Based on their review they found our financial statements to be in accordance with generally accepted accounting principles in the United States. I recommend that the Board accepts this report.

Motion: The board accepts the annual financial statement review provided by Hudspeth & Co. and on behalf of the Board I will sign the report in acceptance of it. Motion made by Janey and seconded by Linda. All in favor:yes

9. Communications Report – Saba Anvery

- a. The newsletter will go out this weekend.
- b. When a check is sent in to MicroHOA owners need to put their account number on it for proper credit.
- c. Add the address and other ways of paying microhoa.
- d. Will add to the newsletter:

New voicemail number is in the heading of these minutes and on the website. If you have left a voicemail on the old number, it will not be picked up. Note that when leaving a voicemail that it is then sent to all board members by email. You can also email microHOA or email HFVOA.

10. Unfinished Business - Linda Slechta

11. New Business – Linda Slechta

- a. Identify a person to be in charge of elections for this coming year. Saba is volunteering to cover this for the upcoming election.

12. Open Forum

13. Adjournment of the meeting was at 6:51 PM.