



HFVOA Board of Directors Meeting Tuesday September 23, 2025

1. Call to Order and Roll Call at 6:33 PM

A quorum was achieved by attendance of Board Directors, Linda Slechta, Janey Baker and Saba Anvery.

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 August 26th meeting minutes were approved with no changes.

4. Perimeter Land Management – Chair Sean Espinosa

- a. No update.

5. Perimeter Landscape Committee - Linda Slechta

- a. The design was sent out to two other contractors for bid. One has come back with some questions and we will be meeting with them later this week.

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

There were 6 approvals this month:

- 1 Perimeter fence replacements
- 1 Siding Replacement
- 4 House Paint

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

- a. We are resuming the compliance check and will be sending out notices again. These will be delivered by email from MicroHOA now. If you don't have email, they will come by USPS.

8. Treasurer – Janey Baker

- a. **Financial Reports:** The August financial reports were posted on the MicroHOA website from Blue Mountain. It appears that we will end our fiscal year in the black.



- i. MicroHOA provided us with a couple of quotes for our insurance policy set to expire on Sept. 27. All board members were sent the quotes in an email from MicroHOA.
- ii. Recommend we accept the quote from Philadelphia Insurance for property and general liability for the 2025-26 fiscal year. The insurance company is represented by our current insurance agent, Hunter & Associates. The premium is what was quoted in June.
- iii. The cost for this insurance policy for 2025-26 is \$1605, this is a 15% increase over 2024-25 with basically the same coverage.
- iv. It provides a solid liability/Directors & Officers/crime protection at a reasonable rate.
- v. The second quote from State Farm was more than twice the cost of Philadelphia Insurance.
- vi. Janey Baker makes a motion that we accept the property & general liability insurance quote from Philadelphia Insurance for \$1605.00 for the 2025-26 year, and instruct MicroHOA to pay that premium. Seconded by Linda Slechta. Approved by all.

9. Communications Report – Saba Anvery

- a. The newsletter will go out this weekend.
- b. Mailchimp: Updated emails and addresses.
- c. Will add to the newsletter:
 - i. Garage Sale update and thanking our volunteers.
 - ii. To all homeowners: If you haven't set up your portal with MicroHOA as yet, you need to do this soon! This is where you will pay your yearly dues or find the address to send a check to.
 - iii. Reminder: Make sure your dog is leashed and keep them close to the sidewalk.
 - iv. We are resuming the compliance check and will be sending out notices again via email unless no email address and its via USPS.
 - v. Voicemail has been down for a month. If you have left a voicemail we are sorry. We are working on solving this.
 - vi. Add notice that poultry are not allowed in this HOA. City of Hillsboro allows them but the HOA rules supercede the city rules. CC&R's 4.7 Animals states:
No animals, livestock, or poultry of any kind—other than a reasonable number of household pets that are not kept, bred, or raised for commercial purposes and that are reasonably controlled so as not to be a nuisance—may be raised, bred, kept, or permitted



within any lot. ARC Rule 3e Animals – livestock or poultry of any kind may not be raised, bred, or kept for commercial purposes or personal use within any lot.

10. Unfinished Business - Linda Slechta

- a. **National Night out/Fun Fest:**
 - i. Will not be happening this year.
- b. **Garage Sale was a great success!** There were approximately 23 sales in our community. Catherine and Elyce have drafted a task list for volunteers, to help with setting up the garage sale for success in coming years. This will be put on our google drive for reference.
 - i. Saba Anvery put forth motion to buy 6 more garage sale signs. Seconded by Linda Slechta. Approved by all.

11. New Business – Linda Slechta

- a. **MicroHOA:**
 - i. Continued working with MicroHOA, our new management company, to get everything moved over and set up. The community should have received emails to set up their accounts in the new portal for MicroHOA. The new statements for this coming year will be on email. Folks that don't have email will receive a paper bill through USPS.
 - ii. HFVOA website additions:
 1. MicroHOA will give us links to put on our website for ARC approval forms and the rental agreements.
 2. Voicemails will go directly to them or refer to them.

12. Open Forum

- a. Dogs should not be going in other folks' yards.
- b. Question about MicroHOA and ARC roles and responsibilities.

13. Adjournment of the meeting was at 7:12 PM.