



HFVOA Board of Directors Meeting Tuesday February 24, 2026

1. **Call to Order and Roll Call** at 6:34 PM

A quorum was achieved by attendance of Board Directors Linda Slechta, Janey Baker, Su Buxton 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 January 27th meeting minutes were approved with no changes.

4. **Unfinished Business - Linda Slechta**

a. **Elections-Saba Anvery**

Presentation of the Election Teller's Report by Kevin Harker:

a) The election was valid because a quorum of more than 20% of the membership of HFVOA voted with a total of 96 votes cast.

b) The winning candidates for election to the Board of Directors for the 2026- 2027 term are:

- Linda Slechta - 2 year
- Sean Espinosa
- Jan Stevenson
- Saba Anvery

- The candidate who received the most votes, and therefore is the one who receives the two-year term, is Linda Slechta.
- The new Board Directors will be seated at the March Board meeting. Janey Baker will continue as a Director in her second year.
- Motion by Linda Slechta, seconded by Janey Baker, to adopt the Election Teller Report. Vote: unanimously approved.

5. **Perimeter Land Management – Chair Sean Espinosa**

a. Provided feedback to Cascadian to make sidewalks safer.



- b. Will relook at the monthly maintenance contract when the perimeter landscape is updated.

6. Perimeter Landscape Committee - Linda Slechta

- a. The contract has been signed with Cascadian to move forward with the update of the perimeter landscape. This is expected to start sometime in March.
- b. Put in newsletter: Some of the corners (Farmcrest and Shute and Ray Circle at Cornell) will be starting in March. They may be leaving a trailer parked overnight in the neighborhood during the main construction. The duration is expected to be 5-8 weeks. They are working on permits and procuring plants now. Impact on homeowners: None expected. For questions, call the HOA phone number and leave a message or send email.

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

- 1 New roof
- 1 New front fence
- 1 New siding and paint
- 1 Remodel

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

- a. 18 Compliance notices were sent out through MicroHOA. The majority were removal of Christmas lights. Put in the Newsletter: If you haven't removed your holiday lights, please do so.

9. Treasurer – Janey Baker

Financial Reports:

- a. The January financial statements look good.
- b. We still have 6 owners who have not paid their 2025-26 annual assessment. They have been charged late fees and MicroHOA has contacted them via USPS.
- c. Annual Financial Review by CPA
 - Motion:** Motion by Janey Baker, seconded by Saba Anvery to accept the 2-year contract with Hudspeth & Co. CPA to prepare our 2025-26 and 2026-27 financial reviews for \$2275 for each year and taxes for \$300 for each year, and by doing so we are not in compliance with our competitive bidding policy.
 - Rationale:** Since we just changed management companies, consistency at this time is the higher priority.
 - Passed unanimously.



- d. At long last, we have received our bank statements from Blue Mountain for October 2025-January 2026. The check for the HFVOA balance is in the mail to MicroHOA.

10. Communications Report – Saba Anvery

- a. The newsletter will go out this weekend. This will have results of the elections and will explain that the new board will be seated in the March meeting.
- b. Website update: Need to update the website per Janey Baker's request and put the election results.
- c. Perimeter landscaping: See above.
- d. Put in Newsletter: 18 Compliance notices were sent out through MicroHOA. The majority were removal of Christmas lights. If you haven't removed your holiday lights, please do so.
- e. Put in Newsletter: Shute Road perimeter fence homeowner is looking to update their fence. They are happy to coordinate to get a group discount if others are interested. Please contact Johan at jfploeg.jp@gmail.com

11. New Business – Linda Slechta

- a. NA

12. Open Forum

- a. Homeowner: Some Shute Road fences are in disrepair.
 - i. These are some of the places that homeowners have used for fences: Cascade Fence and Deck, Rick's Custom Fencing and Decking, Dicks Evergreen Fence and Deck, Alberto Melendez 503-830-4091, Silvio: 971-212-0629.
 - ii. Put in the newsletter: Everyone with a perimeter fence please take a look at your fence. There are some very desperate looking fences that need to be replaced. It would be great if several neighbors got together for a potential group discount. At some point the ARC will need to start citing perimeter fences.
 - iii. Put in the Newsletter: This is a neighborhood, the speed limit is 25mph! Please watch your speed and look out for pedestrians and kids playing!

13. Adjournment of the meeting was at 7:22 PM.