



HFVOA Board of Directors Meeting

Wednesday May 27, 2026

(Reminder: Community members are asked to wait until the Board has fully discussed an item and then they may raise their hand and be called on by the president to ask a question or raise a point that may have been missed in discussion.)

Call to Order and Roll Call at 6:37 PM.

A quorum was achieved by attendance of Board Directors. Linda Slechta, Janey Baker, Jan Stevenson

Adoption of meeting's Agenda

The Agenda of the Meeting was adopted with no changes.

Approval of Minutes for prior Board Meeting

The April 28th meeting minutes were approved with no changes
Draft needs to be corrected. Schwindt and Company spelling needs to be corrected on website.

Perimeter Land Management – Chair Sean Espinosa

- a. Perimeter project is complete and we have met with Cascadian. They are working on the new contract. Sean will be contacting a 2nd company to get another quote for the maintenance. 2 calls made, can't come out this week but will be out next week. Sean will send info out to the board.

Perimeter Landscape Committee - Chair Linda Slechta

- a. The landscape updates are complete.
- b. Need to discuss further watering needs over the summer. How many of these do we plan to do?
Sean- Check on other watering alternatives and get quotes? He looked at options and found that Cascadian is the best alternative. He will be asking the 2 companies out for quotes on maintenance.
Jan made a motion to approve 2 waterings between now and next meeting, if needed. Janey seconds the motion. Unanimous approval.
- c. Put in Newsletter: If you live on the perimeter and would like to help keep the new plantings alive through the summer, It would be helpful if you could water the new plants over your back fence if at all possible. We will



be having some waterings done but not as much as they really will need to get established.

Architectural Review Committee (ARC) Approvals – Chair Linda Slechta

- b. 6 ARC approvals this month: Paint perimeter Fence, 2 new exterior paint, replace siding and gutters, update brick posts in front yard, replace sidewalk section.

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

26 compliance notices went out this month.

The majority of notices are regarding mowing, weeding, & edging front yards. If you have since mowed, disregard notice. We just check monthly so it's a moment in time.

NOTE: Put in Newsletter. Please be mindful that with summer weather coming that it is OK to let your yard go brown but the weeds continue to grow and must be kept mowed.

Treasurer – Janey Baker

- a. April financial statements look good
 - i. Expenditures are within our budget
- b. Perimeter Landscape Project
 - i. The final payment has been made
 - ii. Do we have new perimeter maintenance quotes to consider?
- c. Reserve Study
 - i. After our last meeting, I contacted Schwindt & Co. to start our reserve study
 - ii. Someone will be out to do the site visit soon.
- d. Competitive Bidding Policy
 - i. Please update information on our website to reflect the new limit of \$5,000
- e. MicroHOA Board training
 - i. Attended May 15 Board training session on upcoming changes to their website
 - ii. Next Board training session will be June 23 at 10am PT
- f. Registered Domain Name
 - i. Current registrant previous board member
Janey sent to Saba to get resolved. Jan may be able to help.
- g. House for Sale
 - i. We currently have 5 houses in our HOA for sale



- ii. 4 houses are "sale pending"
- h. Delinquent Homeowner Accounts
 - i. 2 owners have not paid their 2025-26 annual assessment
 - ii. 3 owners in collections with our attorney
 - iii. 3 owners have violation unpaid violation fees
 - iv. Board needs further discussion on these in **executive session**
Janey made motion to move to executive session and Jan seconded. Janey made motion to move out of executive session and Sean seconded that motion. Unanimous approval.
Janey making motion to use Harker Law for our collection agent. Sean seconded that motion. Unanimous approval.
Janey making motion to send two delinquent homeowners yearly assessment to Harker for collections. Account #'s 121314564 and 121314497. Linda seconded the motion. Unanimous approval.

Communications Report – Saba Anvery.

- c. The secretary will publish the newsletter this weekend.
- d. Put in newsletter that HFVOA will be focusing in coming months on:
 - i. Perimeter fences regarding cleaning and painting or replacement and some plant trimming
 - ii. Mossy driveways and sidewalks and sidewalk maintenance to avoid trip hazards

Unfinished Business - Linda Slechta

- a.

New Business – Linda Slechta

Send out letter to the homeowners that have perimeter fence issues. Look for letters on the drive. These include mossy fences that need cleaning and repainting. If your fence is broken, it will need to be replaced with a 6 foot fence per the HFVOA Perimeter fence rules.

What is in the contract for the city of Hillsboro obligation of taking care of the west side of Shute perimeter landscape. Need to contact someone at the city to get a copy of the contract. They are supposed to take responsibility for the maintenance of the sidewalk even after the 2 years. Saba to look into this with



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city. Janey will look through old board minutes for information regarding this too. Any other board members can look at this also.

Adjournment of the meeting was at 8:03.