



HFVOA Board of Directors Meeting

Tuesday April 28, 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 6:33 PM.

A quorum was achieved by attendance of Board Directors.

Adoption of meeting's Agenda

The Agenda of the Meeting was adopted with no changes.

Approval of Minutes for prior Board Meeting

The March 24th meeting minutes were approved with no changes.

Perimeter Land Management – Chair Sean Espinosa

- a. When the project is complete the contract will be renegotiated with Cascadian. Will work with them to get some credit for the time when maintenance was not needed during the perimeter landscape project.
- b. Leaf removal from the sidewalks is included. They have not kept up with that and they acknowledge that.

Perimeter Landscape Committee - Chair Linda Slechta

- a. The landscape updates are almost complete. It's expected to have all plants planted and barkdust installed this week.
- b. Motion to go to executive session to discuss unexpected additional cost. Will go into executive session in one go along with the treasurer's report.
- c. Put in Newsletter: Note about putting the disturbed landscaping back if your pet has moved it.

Architectural Review Committee (ARC) Approvals – Chair Linda Slechta

- c. 9 ARC approvals this month: Fence, roof, new driveway, 3 new exterior paint, solar tube installed, front landscape replacement, garage door replacement

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

10 compliance notices went out this month.



The majority of notices are regarding mowing, weeding, & edging front yards.
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. The March financial statements look good
 1. Expenditures are within our budget.
- b. Owner of the unidentified cashier's check identified
 1. Their account has been properly credited and late fees removed.
- c. Zoom price increase of \$10/year effect 6/7/26.
 1. Rate in 2025 was \$159.90
 2. Increase to \$169.90
 3. Interest in looking for alternative services?
- d. Competitive bidding policy is 10 years old and out of date.
 1. Proposal that the Board consider increasing the amount in the policy from \$1000 to \$2500
 2. Current policy: The Board will place out to bid, whenever practical, a minimum of 2 and a maximum of 3 bids for the work for repairs, maintenance, and services as required by the Association. The value of work to be placed out to bid will be in excess of \$1000.00.
 3. Proposed policy: The Board will place out to bid, whenever practical, a minimum of 2 and a maximum of 3 bids for the work for repairs, maintenance, and services as required by the Association. The value of work to be placed out to bid will be in excess of \$5000.00.
 4. Janey moves that we change our competitive bidding policy out to bid, whenever practical, a minimum of 2 and a maximum of 3 bids for the work for repairs, maintenance, and services as required by the Association. The value of work to be placed out to bid will be in excess of \$5000.00. Seconded by Linda. Passed unanimously. Will put it in the Newsletter.
- e. Received the final invoice from Cascadian Landscapers for our perimeter landscape project.
 1. Project is not complete yet.
 2. An interim invoice was requested
 3. Response indicated that the project would be completed by the end of April
 4. An interim invoice was not sent
 5. Request Board approval to pay invoice for incomplete work.Board discussion: Will not be paid until final walkthrough. Sean will contact them to discuss this as this is the final payment and we want to do that after the final walk through.



Motion by Janey Baker to approve one watering for the perimeter landscape for \$2000. Seconded by Linda Slechta. Passed unanimously

- f. Reserve Study –
 - a. Two quotes for our reserve study to be done after the perimeter landscape renovation is completed.
 - b. One quote no on-site visit; required photos
 - c. The other offered an on-site visit which costs more.
 - a. Also have a cheaper no site visit option, photos required.
 - b. 72% of our perimeter landscape renovated
 - Motion to go into executive session by Janey Baker to discuss vendor quotes and homeowner and the additional cost for the project. Seconded by Saba. Passed unanimously.
 - Motion to come out of executive session by Janey Baker. Seconded by Jan. Passed unanimously
 - Motion by Janey Baker to approve the reserve study bid to Schwindt & Co for \$2250 to be done after the perimeter landscape project is completed. Seconded by Linda Slechta. Passed unanimously
 - Motion by Janey Baker to approve stopping the late fees and interest for account number 121314664 until the house is sold. If the house is taken off the market then the late fees and back fees will become due retroactively. Seconded by Linda Slechta. Passed unanimously
 - Motion by Linda Slechta to approve the extra \$1097.40 for the Perimeter Landscape project for additional bark dust on Airport between 51st and 48th. Seconded by Sean Espinosa. Passed unanimously
- g. Owner in collection at attorney from last year.
 - a. Attorney has requested a Board decision on an issue
 - B. Janey made a motion to go into executive session. Linda seconded the motion. Approved by all.
 - C. Janey made a motion to come out of executive session. Linda seconded the motion. Approved by all.
 - D. Janey made a motion to stop the late fees & interest for account 121314664. Seconded and approved by all.

Communications Report – Saba Anvery.

- d. The secretary will publish the newsletter this weekend.
- e. 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



Hawthorn Farm Village Owners' Association (HFVOA)

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Unfinished Business - Linda Slechta

- a. Reset of this year's passwords?
 - i. Saba will work with the new board member for access.

New Business – Linda Slechta

none.

Adjournment of the meeting was at 8:07.