



HFVOA Board of Directors Meeting

Tuesday August 25, 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 6:35 PM.

A quorum was achieved by attendance of Board Directors. Linda Slechta, Jan Stevenson, Sean Espinosa, Saba Anvery

Adoption of meeting's Agenda

The Agenda of the Meeting was adopted with no changes.

Approval of Minutes for prior Board Meeting

The July 28th meeting minutes were approved with no changes.

The August 14th OOC meeting minutes were approved with no changes.

Perimeter Land Management – Chair Sean Espinosa

- a. Saba met with the Multi Use Path (MUP) project manager via online meeting regarding what the city will support on the West side of Shute Road. Notes below:
 - i. **Shute Road MUP Sidewalks:** The City owns the Shute Road MUP and will repair/replace any damaged concrete that is not a result of actions by others. For example, if the concrete becomes cracked or settles over time, the City will repair it. If it is damaged by construction, landscaping installed by others, a crash, etc. those repairs shall be borne by the responsible party. The adjacent property owner is responsible for keeping the MUP clear of debris such as trees, branches, snow, and ice.
 - ii. **Trees and Plants on the MUP:**
 1. The first 2 years: The trees and plants are going to be maintained by the city for 2 years.
 - a. During these two years, the City inspects the planted areas 3 times a year in the Spring, Summer and Fall. During these inspections, the planted areas shall be free from weeds. The City does not dictate that the contractor perform regular maintenance but that they require the contractor to pass the inspections.
 - b. If there are issues found during these inspections, the contractor is not paid until they remedy the findings. This is typically within 30 days. They may delay right now as it is close to the rainy season coming in Sept.



- c. The contractor is obligated to "establish" the new vegetation for 2 years. This includes watering and replacing any dead vegetation at the end of 2 years. Establishment is defined as 95% of the plantings to be alive at the end of 2 years.
- d. The contractor does not have to put in bark dust at the end of the two years. They did that initially and it met the full requirement.
- e. The final inspection by the City is on the May of 2027

2. What happens after 2 years?

- a. The plantings and the trees are then maintained by the HOA and follow city guidelines for example if the HOA needs to remove a tree then they will need to plant a new one.
- b. Signs advertising businesses are popping up on our roadsides on Shute Rd. This is not allowed. How do we want to manage this?
Sean will do a walk through this weekend and pull the signs. Will be added in the newsletter.

Hillsboro City Rules state:

Keep off public property: Unauthorized temporary signs (such as political, real estate, or garage sale signs) are not allowed in the public right-of-way, which includes sidewalks, road shoulders, and the areas immediately next to the street.

Our own HFVOA ARC and CC&R's state:

No signs, billboards, or other structure or device can be displayed in public view on any Lot or in the Common Maintenance Areas. This includes a sign that advertises or promotes business or commercial activities unless pre-approved by the board of directors.

Perimeter Landscape Committee - Chair Linda Slechta

- a. Watering has been completed by Cascadian of our perimeter on 8/8 and 8/22. This covers the two waterings that were approved in the June meeting. There are still two more waterings that were approved in the July meeting. Do we need to approve any more right now?
- b. There are a number of dead plants in the perimeter landscape that will need to be addressed sometime. These should be removed by Cascadian and we can then determine if they need to be replaced or not.

Architectural Review Committee (ARC) Approvals – Chair Linda Slechta

6 ARC approvals this month:

- 1 New Roof
- 1 Exterior Paint



- 1 Fence replacement
- 1 New driveway
- 1 Replace front yard grass
- 1 Porta Potty placement

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

- a. 18 compliance notices went out this month. 8 of them are recurring notices. 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.

Treasurer – Janey Baker

- a. July financial statements look good
 - i. Expenditures are within our budget
- b. 2026-27 Adopted Budget
 - i. We adopted the budget at our 7/28/26 meeting
 - ii. Homeowner statements and the adopted budget were sent to all homeowners by MicroHOA.
 - iii. Many homeowners have already received them.
 - iv. MicroHOA did a great job getting them sent out in a timely manner
- c. Reserve Study
 - i. Perimeter Sidewalks
 1. The Board had a question about the exclusion of the perimeter sidewalks from the reserve study.
 2. The opinion of our attorney, Kevin Harker, was that the perimeter sidewalks are not currently the responsibility of our HOA. They are the responsibility of the lot owners whose lots border the walks.
 3. Kevin Harker's recommendation was to approve a resolution to add them into the HOA responsibility
 4. The Board needs to look carefully at the cost of this issue before taking responsibility for the perimeter sidewalks
 - a. Assess the sidewalks for acceptable condition
 - b. Cost of additional liability insurance
 - c. Additional reserve account requirement
 - d. Winter clearing of ice and snow
 5. All potential costs would have to be integrated into the 2027-28 budget



Hawthorn Farm Village Owners' Association (HFVOA)

www.hfvoa.org 5500 NE Farmcrest St. Hillsboro, OR 97124 email: hfvoa.or@gmail.com

(844)642-7646 (for voice message only) or email: support@microhoa.com

- ii. Linda Slechta made a motion to adopt the 2026 Reserve Study draft as received in June. Seconded by Jan Stevenson. Approved by all.
- d. Insurance
 - i. Quotes for the 2026-27 insurance coverage have been requested.

Communications Report – Saba Anvery.

- c. The secretary will publish the newsletter this weekend.
- d. Put in newsletter:
 - i. Quiet times for our neighborhood are 10pm to 7am. Hillsboro city rules are 9pm to 6am. Please work with neighbors if you have a special occasion that may go over these times.
 - ii. We are seeing a few people doing updates without getting ARC approvals. Please submit ARC requests for any of the following: New or remodel construction, Paint and siding, fencing and hedges, roofing, driveways, storage buildings, ADU's, lighting, solar access, and landscaping (if 50% or more of the front yard), front or garage door replacements, gutters. Submit requests online at HFVOA.org/ARC
 - iii. Reminder of annual Garage Sale coming up the weekend after labor day, Sep 12th. Su Buxton is leading this effort for the neighborhood. If you have any questions, please contact her at 503-318-4009. We will be posting on FB and Nextdoor about the garage sale and the signs will go out on the Monday before the sale. We do have a local real estate person, Jim Collison from ReMax real estate, located across 48th St from Costco, that is interested in sponsoring the sale. Su will be working with him.
 - iv. Saba to add the perimeter columns in the master spreadsheet.

Unfinished Business - Linda Slechta

- 1. None (MUP updates moved to perimeter section)

New Business – Linda Slechta

- i. None



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Adjournment of the meeting was at 7:16 pm .