



HFVOA Board of Directors Meeting

Tuesday July 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 6:35 PM.

A quorum was achieved by attendance of Board Directors. Linda Slechta, Janey Baker, 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 June 23th meeting minutes were approved with no changes.

Perimeter Land Management – Chair Sean Espinosa

- a. Received quotes from 2 landscaping companies. Jake's Landscaping and Cascadian Landscape Maintenance. We now need to review and decide what company we want to go with. Cascadian sent two options, weekly and bi-weekly.
- b. Sean will talk to the City about the plants that are dying and see if they can be replaced, on Shute West Rd.
- c. Linda Slechta made the motion to go with Cascadian and the weekly schedule. Jan Stevenson seconded. Adopted unanimously.

Perimeter Landscape Committee - Chair Linda Slechta

- a. Watering has been completed by Cascadian of our perimeter on 7/18. This is the second of the two that we approved in our May board meeting. We still have 2 more approved waterings that were approved in the June meeting.
- b. Linda Slechta made a motion to approve 2 more waterings beyond the 2 that are already approved. Janey Baker seconded. Adopted unanimously.
- c. This makes 4 approved waterings that are now available. This should take us through the rest of the summer.



Architectural Review Committee (ARC) Approvals – Chair Linda Slechta

4 ARC approvals this month:

- 1 New Roof
- 1 Shed Replacement
- 1 Solar panel addition
- 1 Adding awning on front door

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

- a. 19 compliance notices went out this month. 7 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.
- b. Trees – Further research has been done into whether we need to look at homeowners needing approval to cut down trees in their own yard. We sent this to our management company and they told us that we already have this in our CC&R's and referred to in our ARC rules. This made more questions arise so sent to our attorney. He responded saying that our long standing practice is sound. A material change is not a tree.

Discuss and take a vote:

- i. What is the tree removal permitting system for the city? They are only for street trees and trees on private lots generally do not need city permits.
- ii. What happens if the removal affects the homeowner buffer of sound, heat and the view. 7/28- there are only rules regarding the blocking another owner's light.

We did ask a couple of local HOAs if they have rules on tree removal and they did not.

Treasurer – Janey Baker

- a. June financial statements look good
 - i. Expenditures are within our budget
- b. Reserve Study
 - i. The Board has had the last month to review the study.
 - ii. The board will postpone adopting the 2026-27 Reserve Study done by Schwindt & Co after confirming perimeter sidewalks inclusion.
- c. Adoption of the 2026-27 Proposed Budget



- i. Janey Baker made a motion to adopt the proposed 2026-27 budget, version #4, lot assessment \$248/year. Linda Slechta seconded. Adopted unanimously.
 - ii. Homeowner statements and copy of the budget will be sent out by September 1, 2026 and due in October 2026.
 - iii. Motion by Janey Baker to request Micro HOA to mail via USPS all of the homeowners assessment statements, the budget and a cover letter requesting verification of email address. Seconded by Jan Stevenson. Adopted unanimously.
 - iv. Saba Anvery will send the master spreadsheet to Micro HOA for verification.
- d. Delinquent Homeowner Account
- i. Janey Baker made a motion to move into executive session to discuss ongoing issues. Seconded by Saba Anvery. Approved by all.
 - ii. Janey Baker made a motion to move out of executive session. Seconded by Linda Slechta. Approved by all.
 - iii. Linda Slechta moved to suspend new fines for 121314530 till Sep 18th. Seconded by Jan Stevenson. Approved by all.
 - iv. Janey Baker moved to lift the suspension of the collection process for 121314664 as they are past the deadline of July 15th. Seconded by Linda Slechta. 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. Budget approved and lot assessment will be \$248/year.
 - ii. Tree removal approval will continue to not be required.
 - iii. 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.
 - iv. RV's, boats and trailers are not to be in front of homes, driveways or on street, longer than 72 hours.
 - v. 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.



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

- vi. Reminder of annual Garage Sale coming up the weekend after labor day. Su Buxton is leading this effort for the neighborhood. If you have any questions, please contact her at 503-318-4009.
- vii. Saba to add the rental and perimeter columns in the master spreadsheet.

Unfinished Business - Linda Slechta

- a. Followup from last meeting – 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 city.
7/28/26–No new updates on this. Need to continue to look into it.

New Business – Linda Slechta

- a. None

Adjournment of the meeting was at 8:50 pm .