



HFVOA Board of Directors Meeting

Wednesday June 23, 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 May 27th meeting minutes were approved with no changes.

Perimeter Land Management – Chair Sean Espinosa

- a. Waiting on an updated contract from Cascadian for maintenance.
- b. Following the bid process of the HOA.
 - i. Have another bid from Jake's Landscaping
 - ii. Also reached out to two other companies: one did not return a call and the other one declined to bid.

Perimeter Landscape Committee - Chair Linda Slechta

- a. Watering has been completed by Cascadian of our perimeter on 6/20. This is one of the two that we approved in our last board meeting.
- b. Linda Slechta made a motion to approve 2 more waterings over the next month. Janey Baker seconded. Approved by all. This makes 3 approved waterings that are now available.

Architectural Review Committee (ARC) Approvals – Chair Linda Slechta

9 ARC approvals this month:

- 3 Fence replacements
- 3 new exterior paint
- 1 Front Door
- 2 Window Replacements



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

- a. 21 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. An email went out to the community about after hours noise. Please be conscientious about the volume of noise coming from your yards after 10pm. As stated in the letter, there are going to be times when you have a special gathering that may go on a little later. As a courtesy, let your neighbors know this is a special occasion that may run later than 10PM.
- c. There have been some instances of homeowners not getting ARC approval for renovations to their front property. Please use the system before doing any work to your property per the CC&R's and the ARC Rules. The HOA does have the right to stop your project until such time that the approval process has been completed. The approval process takes less than a week and in many cases just a couple days. Communicate with us, we are pretty nice!:))
- d. Trees – There has been a complaint from a homeowner regarding tree removal. They feel that homeowners should have to receive ARC approval to remove these large trees. This should also include a note that when a tree is removed, care is taken to clean up the adjoining yards in the process. Should we make an update to the ARC rules concerning large tree removal from properties? Discuss and take a vote:
 - i. This pertains to all trees in the lot
 - ii. 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.
 - iii. What happens if the removal affects the homeowner buffer of sound, heat and the view.

Sean: Reach out to MicroHOA/lawyer to see what we are able to do. Get some examples of what other HOAs do.

Treasurer – Janey Baker

- a. May financial statements look good
 - i. Expenditures are within our budget
- b. Reserve Study
 - i. The study has been completed
 - ii. We have received the draft copy of our new reserve study



- iii. We have 90 days to question it or suggest changes before it is finalized.
- iv. Janey will request this to be adopted in the July meeting.
- c. Competitive Bidding Policy
 - i. Please update information on our website to reflect the new limit of \$5,000
- d. Homes for Sale
 - i. We currently have 4 homes in our HOA for sale
 - ii. 1 is "sale pending"
 - iii. Thank you to Catherine for meeting the newest owners in our HOA and obtaining their contact information
- e. Rental Houses
 - i. Working on a list of rentals
 - ii. Can we add that list to our master list as another tab, like the paper ballots tab?
 - 1. Saba will add that column in the main tab.
 - iii. If so, perhaps we could add a tab for perimeter owners as well.
 - 1. Saba will add that column in the main tab.
- f. Delinquent Homeowner Account
 - i. Executive session to discuss delinquent homeowners.
 - ii. Janey Baker moved to go into executive session. Linda Slechta seconded. Approved by all
 - iii. Janey Baker moved to come out of executive session. Linda Slechta seconded. Approved by all.
 - iv. Janey Baker moved to extend the suspension of the collection process for lot number 121314664 under the provision that the house is on the market by July 15th. Linda Slechta seconded. Approved by all.
- g. 2026-27 Proposed Budget
 - i. Estimated budget timeline
 - 1. 6/23/26 Proposed budget
 - 2. 7/28/26 Budget adoption
 - 3. 8/20/26 Invoices & budgets sent to homeowners
 - 4. 9/1/26 Assessment invoices received by homeowners & due by 9/30/26
 - 5. 10/1/26 Beginning of 2026-27 fiscal year
 - ii. Discussion of various budget options

Communications Report – Saba Anvery.

- c. The secretary will publish the newsletter this weekend.



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

d. Put in newsletter that HFVOA will be focusing in coming months on:

- 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. RV's, boats and trailers are not to be in front of homes longer than 72 hours.
- iii. 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.
- iv. We will be sending out letters to the homeowners that have perimeter fence issues. 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. Let us know if you have any questions.
- v. Reminder of annual Garage Sale coming up the weekend after labor day.

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. Janey will look through old board minutes for information regarding this too. Any other board members can look at this also. 6/23/26–No new updates on this. Need to continue to look into it.

New Business – Linda Slechta

- a. Amend April meeting minutes – April minutes should reflect that we went into executive session, Janey made the motion and Linda 2nd it, unanimous approval. After this session Janey moved to stop the late fees & interest for account 121314664.
Janey made a motion to have this amended to the April minutes and Linda seconded it. Unanimous approval.



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Adjournment of the meeting was at 8:22 pm .