

Hidden Valley Homeowners' Association  
Board of Directors Meeting  
March 5, 2025

The meeting was called to order at 7:02 p.m. by Felix Gafner, President.

Minutes of the February 5, 2025 Board Meeting were approved as published on our website.

**Treasurer's Report for February 2025: (Kathy Bergan)**

*Fidelity:*

Balance Forward 02/01/2025 :	\$ 98,089.54
Closing Balance 02/28/2025:	\$ 93,895.85
<b>Loss</b>	<b>\$- 4,193.69</b>

*Bank of America:*

Balance Forward 02/01/2025:	\$ 29,817.44
Deposits and other credits	\$ 30.00
Withdrawals	\$- 228.10
Checks	\$- 300.00
Service Fees	\$ 0.00
Closing Balance 02/28/2025:	\$ 29,319.34
<b>Loss</b>	<b>\$- 498.10</b>

*Bank of America - Credit Card Balance* **\$- 229.00**

Total Fidelity and Bank of America as of 02/01/2025:	\$ 127,678.88
Total Fidelity and Bank of America as of 02/28/2025:	\$ 122,986.19
<b>Loss</b>	<b>\$- 4,692.69</b>

Other Financial Items:

Kathy says we have completed our income taxes. Because we are a non-profit C-corp, we have some new Federal regulations to follow.

**Park - Lee Alter**

Lee reports a green waste Dumpster will be in the Parking Lot March 8-17. GREEN WASTE ONLY!

The Board approved expenditure of \$525.00 for the park, on a new trash can and pet dispenser with installation, as well as the removal of 2 rusty grills.

The Board approved a motion to allow groups or individuals to use the park with a member sponsor. A Boy Scout Troop and a family picnic are two such groups accessing the park in the near future. Park preservation and liability issues are the reasons a sponsor is needed to be present.

Lee asked for an accounting of what percentage of members donate extra money to the park and the total amount donated for the year. This information can be used to plan future park maintenance and improvements.

### **Database and Website - Mike Oliver**

Mike is making good progress on getting member data reformatted. This means each member will soon be able to access their own information and make changes if necessary. The board mail boxes are up and running, making information to be distributed to homeowner members easier.

### **Membership - Felix Gafner for Donna Fullerton**

Donna reports 2 new members in February. She is working on updating the Rosters. They will be mailed this summer.

### **Social Events - Mary Ann Jacobs**

Kelly Relich will have a Saturday Night Social March 29th. A Potluck Picnic will be held Saturday, April 12, 1-4 pm at Wes Miller Park. More info on these will follow on our website. Please attend!

### **FireWise - Richard Flores**

Richard showed us the new Certification for our neighborhood from FireWise USA. He will get a copy posted on the website. Remember, homeowners may get a discount through their insurance company because of the FireWise program.

Richard stated it may be possible to get a grant from Pima County to help with property cleanup for fire prevention.

A homeowner stated she was getting turned down for homeowner's insurance because of increased fire possibilities in the area. Other members indicated sharp increases in Home insurance. Felix will plan to have a speaker for insurance issues at an upcoming meeting.

### **Neighborhood Watch - Paul and Amber Leschak**

A home on Tourmaline reported a break-in to their house via a sliding glass door. A report was made to the Sheriff. They had to close the file due to lack of information.

Amber and Paul also reported about someone feeding coyotes. This was reported to Arizona Game Save. Felix also sent a letter, asking the party involved to please stop as it is more harmful than good for the wildlife. Also, it is a violation of state law.

### **By-Laws - Kelly Relich**

Kelly provided a list of candidates and positions for this year's Board elections. They are as follows:

<b>Position</b>	<b>Candidate</b>
President	Felix Gafner
Vice President	<b>OPEN</b>
Secretary	Ilene Oliver
Treasurer	Kathy Bergan

Position	Candidate
Data Manager / Webmaster	Mike Oliver
Web Content Manager	<b>OPEN</b>
Park Director	Lee Alter
Bylaws Director	Kelly Relich
Social Events Director	Mary Ann Jacobs
FireWise Director	Richard Flores
Architecture Director	Allan Honda
Membership Director	Donna Fullerton
Neighborhood Watch Directors	Amber and Paul Leschak
Director-At-Large	Ben Jacobs
Director-At-Large	Norie Nelson

We will be voting for the candidates at our next board meeting.

**Other Agenda Items - Felix**

There was some renter rowdiness on Rawhide Trail. Complaints were made and authorities called. Thank you for getting things under control.

A homeowner who works at Hidden Valley Ranch, which is at the end of Snyder Road, reports some ownership changes in the works for that land. It is hoped that the ranch's lease can still be maintained. It is a 99-year lease from 1975, so up in 2074? This ranch is run as a non-profit enterprise providing stalls for horses and pens for chickens. We look forward to hearing more about this program in the future.

The meeting was adjourned at 9:09 pm.

Thank you, Kathy and Jack, for being wonderful hosts and providing much needed refreshments and drinks during this marathon meeting!

The next meeting will be at the Oliver's home, 8130 E Rawhide Trail on Wednesday, April 2nd, at 7:00 pm.

Submitted sincerely by,  
Ilene Oliver, Secretary