

Hidden Valley Homeowners' Association
Board of Directors Meeting
April 2, 2025

The meeting was called to order at 7:05 p.m. by Felix Gafner, President.

Guest Speaker Craig Lonabaugh from HomeServices Insurance

Craig discussed home insurance in our area. He put special emphasis on wildfire prevention. Some of his suggestions were cleaning up dead brush and trees within 50 feet of structures (home, sheds, garage).

Insurance companies are starting to refuse coverage if there is too much concern for fires in the area.

Craig is an insurance broker and can help find the best coverage for homeowners who may be struggling to find insurance.

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

A sign up sheet for meeting hosts for the next year was passed around. The schedule will be posted as we get more signatures.

Treasurer's Report for March 2025: (Norie Nelson for Kathy Bergan)

Fidelity:

Balance Forward 03/01/2025 :	not reported
Closing Balance 03/31/2025:	not reported
Loss	not reported

Bank of America:

Balance Forward 03/01/2025:	\$ 29,319.34
Deposits and other credits	\$ 297.13
Withdrawals	\$- 229.00
Checks	\$- 1,089.65
Service Fees	\$ 0.00
Closing Balance 03/31/2025:	\$ 28,297.82
Loss	\$- 1,021.52

Bank of America - Credit Card Balance **\$ 0.00**

Total Fidelity and Bank of America as of 03/01/2025:	not reported
Total Fidelity and Bank of America as of 03/31/2025:	not reported
Loss	not reported

Due to some unresolved questions about Fidelity reporting, those numbers were not reported as yet.

Other Financial Items:

Kathy printed a categorized report of income and expenses including park donations and expenditures. This information is duplicated below:

HV HOA: Dues & Donation Income - 2024 = \$14,132

HV HOA: Expenditures - 2024 = \$12,658

Expenditures by Category:

Category	Expense	% of Total (\$12,658)
HOA Bank Charge	\$27	0.22%
HOA AZ Corporation Commission	\$10	0.08%
HOA Donations to Others	\$1,000	7.90%
HOA AZ Income Tax	\$50	0.40%
HOA Insurance	\$1,873	14.80%
HOA Maintenance Park & Area	\$2,127	16.80%
HOA Office	\$291	2.30%
HOA Professional Service -Acct	\$400	3.16%
HOA Retain & Recruit Activities	\$6,880	54.36%
TOTALS	\$12,658	100.00%

Membership Campaign - 2025 (Data from 8/1/24 - 3/15/25)

Member Dues (155 members) \$10,075
Park Donations \$ 2,570
Total Income 2025 \$12,645

Donations to Park:

Donations to Park as % of Members: 36.77%

Donation Range: \$10 to \$250

Donation Mean and Median: \$45

Donation Mode: \$35 (28 households)

Mean = Average Median = Middle Point of Dataset

Mode = Most Frequent Value

Income Tax Comparisons:

	2023	2024
IRS	\$0	\$1,165
AZ	\$50	\$198
Increase in Long Term Capital Gain Distribution	\$575	\$4,601
Accountant	\$400	\$400

Park - Lee Alter

Lee had the Park clean-up and grill removal done. He also had a doggie disposal set-up (see pictures on website). Nice job, Lee. Motion passed to place trail identifier marker signs.

Membership - Donna Fullerton

Donna is working on the pages for the new Roster and we are previewing it. (Looks great!)

Database and Website - Mike Oliver

Mike is getting close to having each member have the capability of viewing and altering their own data. This also includes being able to sign up and to pay for renewals.

Social Events - Mary Ann Jacobs

Picnic Saturday, April 12th, 1-4 pm potluck at Wes Miller Park. Mary Ann had a question about information not getting out to all members and would like the ability to send email directly to members (not through the website). Mike will keep working to make this happen. New regulations (aimed to reduce spam and AI mailings) make group mailings more difficult. Having a website sending out information alleviates many of the restrictions.

A motion was passed allowing those hosting Saturday Night Socials to receive \$50 from the Treasurer to defray costs.

A phone tree was set up to inform members of our upcoming picnic (keeping fingers crossed that we get positive response from our members)!

Neighborhood Watch - Paul and Amber Leschak

No news is good news for the watchers!

By-Laws - Kelly Relich

Kelly listed all positions as follows:

Position	Candidate
President	Felix Gafner
Vice President	Debbie Kornmiller
Secretary	Ilene Oliver
Treasurer	Kathy Bergan
Data Manager / Webmaster	Mike Oliver
Web Content Manager	OPEN
Park Director	Lee Alter
Bylaws Director	Kelly Relich
Social Events Director	Mary Ann Jacobs

Position	Candidate
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

All were voted in unanimously.

Other Business - Felix

Felix brought up the idea of giving our neighborhood sign a face lift. Part of the plaster structure is crumbling. Also, it looks dated. Norie will look into who actually owns the sign and the property around it. We will discuss further possibilities for improvement after we receive more information.

Debbie asked if we could get more info about a rare white dragonfly found in our park.

Things are up in the air about any sale of Hidden Valley Ranch or if the HOA has any legal stance on any of it. Some of the paperwork seems to be hiding.

Felix says he will write a letter about the dangers of nighttime walking and bike riding without proper lighting and reflectors.

He also will write a reminder to members to clean brush off their properties. Everything is very dry this year. We will probably have another hot, dry summer.

Our next meeting will be our Annual Meeting. It will be at Richard Flores' home, May 7th at 7:00 PM. See everyone there!

Thanks to Ilene and Mike for hosting us with guacamole and rum prints and other snacks.

Meeting adjourned 8:38 PM.

Submitted sincerely by,
Ilene Oliver, Secretary