

Hidden Valley Homeowners' Association
Board of Directors Meeting
June 4, 2025

The meeting was called to order at 7:00 p.m. by Felix Gafner, President.

We started the meeting with a discussion about Wes Miller Park borders. It was stated that many park visitors wander onto private land that adjoins the park. A barb wire fence is in place on the land, but not crossing the creek, as it gets washed out.

One of the homeowners was asking for suggestions to keep visitors out of his property in a friendly manner.

Clearer signage, trail markers, and a trail map were all suggested. We think that getting a survey done to clarify the boundaries is also a great idea.

Lee Alter, our Park Director, will look into all of these possibilities. Thank you, Lee.

The CC&R (Covenants, Conditions and Restrictions) enforcement was the second item discussed. Every homeowner receives and signs an agreement to these at the time of purchase. Owners are expected to follow the CC&Rs. Violators generally get a letter from the HOA and, if no response, a call to the county. We try to resolve things in friendly manner. We all want our neighborhood safe and happy.

Secretary – Ilene Oliver

Minutes of the May 5 Annual Meeting were approved.

Treasurer's Report for May 2025: – Kathy Bergan

Fidelity:

Balance Forward 05/01/2025 :	\$ 85,540.77
Closing Balance 05/31/2025:	\$ 93,219.21
Gain	\$ 7,678.44

Bank of America:

Balance Forward 05/01/2025:	\$ 25,015.27
Deposits and other credits	\$ 65.00
Withdrawals	\$- 194.04
Checks	\$- 892.87
Service Fees	\$ 0.00
Closing Balance 05/31/2025:	\$ 23,993.36
Loss	\$- 1,021.91

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

Total Fidelity and Bank of America as of 05/01/2025:	\$ 110,546.04
Total Fidelity and Bank of America as of 05/31/2025:	\$ 117,212.57
Gain	\$ 6,666.53

Park - Lee Alter

Lee reported a small fire by the park May 23rd. Rural Metro Fire Department quickly extinguished it before it got out of control. This is a good reminder to be fire wise and to use extreme caution in these drought conditions.

Lee and Debbie Kornmiller, our Vice President, restrained the handrails in the park. Thank you!

Database and Website - Mike Oliver

Mike reported we have 159 members, due to the addition of three renewals with our recent mail campaign. He also reported that the pieces of the roster are coming together, thanks to work from Donna and Kathy. The pages will go to the printer on the 15th and be out to members around the 30th of this month.

Social Events - Mary Ann Jacobs

MaryAnn is moving forward with plans to have an informative FireWise meeting at the Tucson Car Museum. It will be Saturday morning, September 6. The ENTIRE neighborhood will be invited. It is important for ALL of us to do our part to reduce the risk of fires in our neighborhood!

She will also look into having our Holiday Party at the Car Museum.

Other Items - Felix

- Our sign facelift idea has taken a sad turn. Debbie Kornmiller asked and received a pile of paperwork and restrictions on the project. It looks to be too costly. Most of the people at the meeting think the sign looks fine as is even though it could use some patch and paint.
- Mike was asked to post fireworks status multiple times before the 4th of July Holiday. Hopefully, we will get rain to lessen any harmful impact they may have.
- A community cleanup for the arroyos was suggested. They are mostly on private property, so it may be difficult to access them.
- Reminder: We are still looking for hosts for December 3 and January 7 Board Meetings. Any member can host a Board Meeting!

We adjourned our meeting at 8:30 pm and enjoyed snacks and drinks. Thank you, Norie, for hosting!

Our next meeting is at the Gafner home, 8170 E Rawhide Trail, Wednesday July 2, at 7pm.

Submitted sincerely by,
Ilene Oliver, Secretary

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