

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

The meeting was called to order at 7:01 p.m. by Felix Gafner, President. In attendance also were: Debbie Kornmiller, Kathy Bergan, Kelly Relich, Ilene Oliver, Lee Alter, Mike Oliver, Mary Ann Jacobs, Ben Jacobs, Norie Nelson, Penny Nichols-Larkin, Carol Elick.

Secretary – Ilene Oliver

Minutes of the October 1st Board Meeting were approved as posted to the website.

Discussion followed about the minutes approval process. A motion was brought up not to publish the meeting notes until the next month, after the board met to vote on them. The motion passed. Now the previous meeting notes will be published following the current meeting.

Richard Flores will host the December meeting.

A motion was approved for no meeting in January following the holidays.

Treasurer's Report for October 2025: – Kathy Bergan

Report based on account statements

Fidelity:

Balance Forward 10/01/2025 :	\$ 110,429.62
Closing Balance 10/31/2025:	\$ 114,253.55
Gain	\$ 3,823.93

Bank of America:

Balance Forward 10/01/2025:	\$ 22,414.46	
Deposits and other credits	\$ 4,084.65	
Withdrawals	\$ - 99.00	
Checks	\$ -692.39	
Service Fees	\$ 0.00	
Closing Balance 10/31/2025:	\$ 25,707.72	
BA Checking Account Gain	\$ 3,293.26	\$

*Bank of America - Credit Card Balance******

-\$354.59

(increased -\$255.59)

Total Fidelity and Bank of America as of 09/30/2025:	\$ 132,745.08
Total Fidelity and Bank of America as of 09/30/2025:	\$ 139,606.68
Gain	\$ 6,861.60

Kathy proposed a contribution to the local Food Bank. \$250.00 was approved. A discussion followed as to spending members' money in this way.

Wes Miller Park - Lee Alter

Red and blue trail markers are now in the park. Lee will move or remove a secondary sign. It will look nicer.

Carol Elick noted four fire areas in the park in September. What to do? Mike will send board a link to the Neighborhood Watch Incident Report. A park watchers program was suggested by Carol. Lee suggested updating the Stewardship plan for the park. Mike requested a copy of this plan for the website.

See something, say something. Report to Neighborhood Watch if you see anything amiss in the park. If it's an emergency, call 911.

The Nature Conservancy does a walk-through of the park, once a year, usually in the spring.

Membership - Mike Oliver for Donna

We have 165 members for 2025. 67 members have so far renewed for 2026. Post cards were sent out as reminders to renew.

At the beginning of December, a packet will be sent to every resident in Hidden Valley who has not yet joined or renewed.

Postcards will again be sent out to any stragglers at the end of December as a last effort of the membership drive.

The food drive at the picnic was a big success.

Social Events - Mary Ann Jacobs

The November pot luck was enjoyed by all attending. A record number somewhere between 50 and 60!

Mary Ann is hoping for the same success for the Holiday party. She is worried about the daylight hour. It will be the first time we have held a holiday party during the day. There have been a few communication glitches in the planning. Everyone is working for a wonderful outcome so we can all enjoy our time together!

Mary Ann then introduced Carol Elick for the new social director. We unanimously approved this new board member. Thank you Mary Ann for all the years of hard work and service to the community!

And welcome Carol!

Norie reported on the Brainstorming meeting of:

What can we do to make HV safer from potential fires?

- 1. Increase awareness in the community of Firewise and what it means to*

residents.

2. Increase voluntary inspections of member properties (needs more publicity, more awareness).
3. Disposing of debris once homeowner collects it
4. Ben will contact potential hauler to see what capabilities are, costs, etc.
5. How can we motivate folks to improve landscaping by removing overgrowth, take interest in reducing their risks.
6. Determine overall interest in the community. Survey?
7. Felix will check into a film that people viewed at Firewise meeting in August to see how to make it more available to a wider audience.
8. Create a landing page on our website where we can publish info, raise awareness of importance of keeping HV Firewise.
9. Check interest in groups of neighbors who could pool \$ to pay for debris removal on a larger scale,
10. Hire companies to remove debris on a specific date for the whole community.
11. Could we use Neighborhood Watch leader format for raising awareness of need to remove debris?
12. Frame the benefits to residents in protecting their property values if their land is well kept. Stress safety, reducing pests, insurance rates, property values.

In summary we agreed there is value in identifying potential haulers to help with removal of unwanted debris, tress, etc. on a community wide basis. There could be potential cost savings the more people who participate.

Mary Ann added that Frank Pleafnik of Top Notch Tree Service will come to a home in the neighborhood and give a sample assessment of what might be done.

After the holidays Carol Elick will work with Ben and MaryAnn to arrange this. Neighbors are welcome to attend.

Website and Data Management - Mike Oliver

Mike gave a rundown on web traffic. He mentioned the Neighborhood Watch Incident Report and the

holiday part RSVP.

Next year he plans to work on making the payment process easier for members' use.

Other Items:

Carol brought up whether we should put pictures of people on our website without their permission. We agreed to get permission first. We can still post pictures of animals, plants and landscapes.

We adjourned our meeting at 8:41 pm. Brownies and Ice cream were then consumed. Yummy!

Our next meeting will be Wed. December 3rd at the Wolfe/Flores residence.

Sincerely,
Ilene H. Oliver