

Hidden Valley Homeowners' Association  
Annual Meeting  
May 6, 2026

The meeting was called to order at 7:03 p.m. by Felix Gafner, President. In attendance also were: Kelly Relich, Ilene Oliver, Lee Alter, Mike Oliver, Penny Nichols-Larkin, Carol Ellick, Bob Larkin, Richard Flores, Donna Fullerton, Kathy Bergan, Allan Honda, Paul Leshack, Chandra Crisp and Larry Rylance.

**Secretary – Ilene Oliver**

Minutes of the April 15th Board Meeting were approved, and can be posted to the website. A sign up sheet for next year's meeting was passed around. We still have a few open dates available. Any member can sign up to host a meeting and all are encouraged to do so.

**Treasurer's Report for March 2026: – Kathy Bergan**

*Report based on account statements*

*Fidelity:*

Balance Forward as of 04/01/2026 :	\$106,635.19
Closing Balance 04/30/2026:	\$122,163.53
<b>Gain:</b>	<b>\$ 15,528.34</b>

*\*Investment 04/01/2018: \$44,402.30*

*Bank of America:*

Balance Forward 04/01/2026:	\$ 29,192.82
Deposits and other credits	\$ 127.55
Withdrawals and other debits	\$ -2,344.16
Checks	\$ -1,533.76
Service Fees	\$ 0.00
Closing Balance 04/30/2026:	\$ <b>25,442.45</b>
BA Checking Account Loss	\$ <b>-3,750.37</b>

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

**April Net Worth Gain** **\$ 11,777.97**

Expenditures; Accountant (\$400); Income Taxes(IRS: \$254;AZ: \$56); Retain/Recruit (\$1,077.75); Farmer's Insurance (\$1,753). BOI (Beneficial Ownership Annual renewal, \$229)

\*The BOI payment is being looked into as it seems unnecessary.

**Wes Miller Park - Lee Alter**

The park is in good shape. Lee is working on an idea for an information sign at the park.

**FireWise- Richard Flores**

The new Firewise sign was installed on Snyder Road. The other one will be installed on Ocotillo. They look really nice. Thank you Richard! Richard also showed us the safety gear for the good citizen that cleans up trash on Sabino Canyon Road. **Hidden Valley Fire District**

is negotiating a ten-year contract with Rural Metro Fire. More information to come.

Mike is looking for information to put on the website about other services the Rural Metro Fire Department offers.

### Membership - Donna Fullerton

Donna was given a gift card from our president, thanking her for a job well done. Chandra Crisp will be taking over the membership duties. Welcome Chandra!

### Social Events - Carol Ellick

#### HOA Social Committee Report May 2026

##### Spring HOA Potluck Picnic:

The Spring HOA Potluck Picnic was well attended with about 50 people over the course of the event.

The new nametags and lanyards were a hit. The system seemed to have worked, and I believe all were returned except two which were dropped off at my house later the following week.

Thank you to the volunteers that came early to help set up and to those who stayed after to tear down. There are now several of us with keys to the shed, so access shouldn't be an issue in the future.

The fire department came, set up a tent and table, and put out loads of promotional materials. They us that they were available for:

- Putting in lockboxes so they could enter the house in an emergency without breaking a window.
- Checking and replacing smoke detector batteries.
- Look around the yard for fire hazards.
- Removing poisonous snakes from the house or yard.

And they provided their non-emergency #: (502) 624-9913 for these services.

Unfortunately, they had to leave early due to a fire. Thank you to Rick for inviting them. If we do this in the future, I recommend that we invite them as soon as we have selected our picnic dates. This way, we can advertise it to our neighbors, and we might get more young families to attend.

We did have quite a few new neighbors come to the picnic.

At the close of the event, we emptied the shed, swept it out, and mopped it with Lysol disinfectant before putting everything back. Old open plastic bins were removed, and the contents were organized and put into new sturdy tubs with "locking" lids. These should reduce the issue of rodent contamination. The tubs are now labeled so we can easily locate the contents.

Three bags of food were donated for the Community Food Bank. Thank you to Donna for organizing and donating.

The new tubs were put into the shed today and the items on the shelving units were reorganized.

Before the Fall Picnic, I will order wind resistant signs to replace the poster board ones.

##### NEXT:

Saturday Night Socials are in the works, but not yet scheduled.



## Legal - Kelly Relich

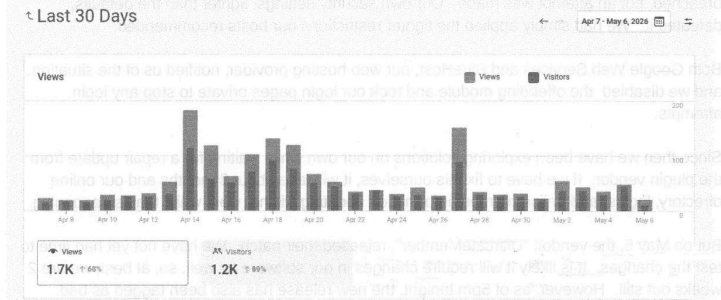
Everyone is staying in their current positions, with the exception of Donna and Debbie. Chandra was voted in for Membership. We are still looking for a Vice President and a Post Master.

Kelly also mentioned we may want to update our bylaws to reflect current positions and trends.

## Website and Data Management - Mike Oliver

### HVHOA Website Report 2026-05-06 HVH

The website has been up and active all month, despite an outage in our member services and logins (see Data Manager's report).



With 1,700 views from 1,200 visitors in the last 30 days, we are looking pretty good. Here are the top 14 pages by number of views this month.

#### Most viewed

Posts & pages	Views
Hidden Valley Homeowner's Association of Tucson, Inc.	147
Dangerous Substance Used	110
Neighborhood Real Estate Values as of April 15, 2026	68
Spring Picnic was Cool!	45
Wes Miller Park	44
Annual Meeting May 6th!	38
Spring Picnic April 18th	32
Pedestrian Access Curtailed on Sunrise	32
Community Supplies Sharing?	32
Positions Open = Your Chance to Join in	31
Traffic Shift on Sunrise Drive	25
Ongoing Noise Concern & Neighborhood Courtesy Reminder	21
The Fire Department will be there. Will you?	19

## HVHOA Data Manager's Report 2026-05-06

On April 16th, the internet broke our website. A key module for our member services and logins was taken offline due to a security vulnerability. None of our data appears to have been breached, but an attempt was made. Our own security settings, tighter than the defaults, defeated it. We had simply applied the tighter restrictions our hosts recommended.

Both Google Web Services and BlueHost, our web hosting provider, notified us of the situation, and we disabled the offending module and took our login pages private to stop any login attempts.

Since then we have been exploring solutions on our own while waiting for a repair update from the plugin vendor. If we have to fix this ourselves, it will take about 3 months and our online directory, logins, and online member information updating will not work while that is happening.

But on May 5, the vendor, "UltimateMember", released their patch. We have not yet had time to test the changes. It is likely it will require changes in our software as well, so, at best, we are 2 weeks out still. However, as of 5pm tonight, the new release has also been tagged as bad.

Our own solution may require us to purchase new modules. I request pre-authorization to spend up to \$200 for one-year licenses if necessary for attempting to implement this solution.

The design we are currently working toward will eliminate the need to login and will take membership management off the internet again, while retaining the services we have already developed. This will be accomplished via a Google Drive interface directly from our Membership spreadsheet to our website and from our website indirectly to the spreadsheet. No one on the internet should be able to change our data except our administrators, and only members should be able to see our data. When someone wants to change their data and does so online, that will send a message to the Data Manager alerting that the change needs to be reviewed and, if legitimate, made.

This will allow members to access and update their information and to view other members' directory information, while storing the data in a format easily worked by humans.

**What we store for a member:** Name, HV Address, Mail Address, Email, Phone, and preferences on our website. We also can associate members to others at the same address, if they are also members.

Member information is currently stored online in WordPress. We store this same information, as well as payment dates and amounts, and years of membership by address, in Google Sheets spreadsheets online. Online payment details are stored only at our Square payment site, run by Square. We have access to the Square data, but we have only limited programmatic control of it. Information about who fills out what form or visits what page on our website is automatically collected by the web servers, and we can view that information but do not gather it ourselves.

### Other Items:

Allan Honda (architecture) and Paul Leshak (neighborhood watch) both indicated there were no issues to address.

Our next meeting will be at Felix and Lupe Gafner's home. It will be Wednesday, June 3rd at 7 pm.

We adjourned the meeting at 8:03pm. Thanks to everyone attending!

Sincerely, Ilene H. Oliver