

Hidden Valley Homeowners' Association
Board Meeting
June 3, 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, Kathy Bergan, and Chandra Crisp.

Secretary – Ilene Oliver

Minutes of the May 6th Annual Meeting were approved, and can be posted to the web site. After discussion, the Board decided not to meet in August.

Treasurer's Report for March 2026: – Kathy Bergan

Report based on account statements

Fidelity:

Balance Forward as of 05/01/2026 :	\$122,163.53
Closing Balance 05/31/2026:	\$131,393.88
Gain:	\$ 9,230.35

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

Bank of America:

Balance Forward 05/01/2026:	\$ 25,442.45
Deposits and other credits	\$ 0.00
Withdrawals and other debits	\$ -108.16
Checks	\$ -106.00
Service Fees	\$ 0.00
Closing Balance 05/31/2026:	\$ 25,174.29
BA Checking Account Loss	\$ -268.16

May Net Worth Gain **\$ 8,962.19**

Disputed charge from BOIR: Filed 5/29/26 with BA Small Business Claims Resolution, by-passing merchant filing claim as no contact information was available online. BA did not provide contact information from their records.

Expenditures Checks: Mesh for storage unit (\$160). Credit Card (cycle ends on the 7th of each month) New charge: AZ Corporation Commission -\$12.00.

Wes Miller Park - Lee Alter

The park has some decomposed granite in its lot. Contact Lee if you want some. Lee says he is seeing more dog poop in the park again. He is thinking about having bags available.

FireWise- Lee Alter for Richard Flores

A new ten year contract is coming out between Hidden Valley FD and Rural Metro Fire. A new FireWise sign is up on Ocotillo.

Membership- Chandra Crisp

Hidden Valley HOA — Membership Report

June 2026

Membership Report

- **Current membership:** 169
- **New member activity since last meeting:** 0

Welcome Baskets for New Residents

1. **Current process:** New residents receive a welcome card via US Mail. The card includes an *offer* to deliver a welcome basket if they respond. Baskets are only delivered to those who actively request one.
2. **Historical context:**
 - a. **2025:** 6–7 new neighbors identified. Welcome cards sent to most. 1 basket delivered.
 - b. **2026 to date:** 4 new neighbors identified. Welcome cards sent to some. 0 baskets delivered.
3. **Proposed change:** Deliver a welcome basket automatically to every new resident, no opt-in required. This will give the HOA more visibility, increasing the likelihood that new residents will sign up for membership.
 - a. **Cost estimate:**
 - i. Estimated cost per basket: \$40
 - ii. Proposed annual budget: \$300 annually
4. **Proposed first delivery:** Newest neighbors joined us in April (8502 E Amethyst Ln)

Social Events - Carol Ellick

There are now pictures in the park shed to show where things are to be kept. Carol asked who owns the cooking equipment in the shed. It could be stored elsewhere to keep down the rodent population that has yet to reappear after the thorough cleaning in April.

Fall picnic plans for October will start later this summer.

It was suggested any member could have a “Meet on the Street” get together any time. Fall might be a great time as the weather is cooler.

Legal - Kelly Relich

Kelly let us know that our HOA status is a Ccorp. We have an S01 C3 tax status. We do not fit into a non-profit category. That is why we pay taxes.

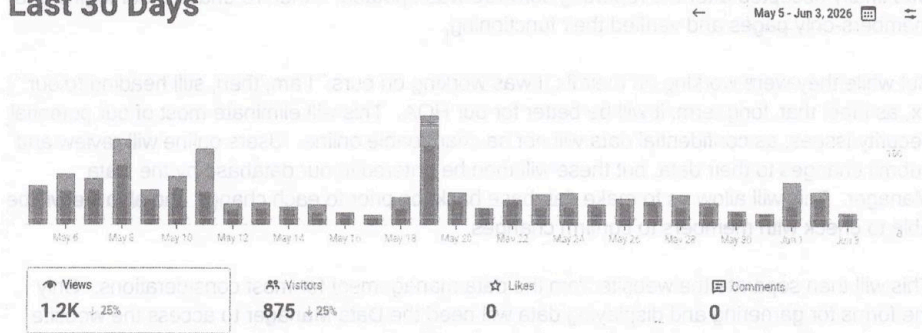
We had a discussion as to why we usually vote board members in every year when they have a 3-year tenure. It is to keep checks and balances when necessary.

Website and Data Management - Mike Oliver

HVHOA Website Report 2026-06-03

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

Last 30 Days



With 1,200 views from 875 visitors in the last 30 days, we are down about 25% from last month. Here are the top 10 pages by number of views this month.

Posts & pages	Views
Hidden Valley Homeowner's Association of Tucson, Inc.	189
Real People Are Dying on Sabino Canyon Road	153
Annual Meeting: Changes, Holes and Problem Solving	65
Wes Miller Park	40
Neighborhood Real Estate Values as of May 6, 2026	32
Fire District Map	23
HVHOA Board Meeting June 3rd at Gafner home	22
About Us	15
Safari Landscape Maintenance	15
Contact Us	14

Respectfully submitted,
 Mike Giver
 DataManager@HiddenValleyTucson.com

HVHOA Data Manager's Report 2026-06-03

As reported last month, on April 16th, the internet broke our website. The first patch from the offending vendor did not work. The second patch did not work immediately, but a few days later was finally accepted after the reporting software was updated. I then re-enabled our logins and members-only pages and verified their functioning.

But while they were working on their fix, I was working on ours. I am, then, still heading to our fix, as I feel that, long term, it will be better for our HOA. This will eliminate most of our potential security issues, as confidential data will not be changeable online. Users online will review and submit changes to their data, but these will then be entered in our database by the Data Manager. This will allow us to make database backups prior to each change and also we will be able to check with members to confirm changes.

This will then separate the website from the data management for most considerations. Only the forms for garnering and displaying data will need the Data Manager to access the website as an administrator.

Brevo, our integration which sends RSS feed updates about new posts, will be solely the responsibility of the Data Manager, as will the Google Workspaces accounts for our official email and the website will have a couple of tables that the Data Manager will need to update. But **Name, Address, Email, Phone Number and preferences will not be stored on the website long term.**

Instead, we have five Google spreadsheets that will keep our data: The annual list of who has signed up for each year, the property-wise listing of our neighborhood, and the subscriber list of household members. A code sheet will allow us to confirm access, and an entry sheet will be automatically filled with update data when a user changes their information. Emails will be sent to the Data Manager when new information needs updating.

This will take another two months to fully implement and test, but front-end users will not see much change at all.

Other long term improvements we will work on are:

- Eliminating extraneous data storage on the website
- Documenting processes for both Data Manager and Webmaster
- Setting up automatic backups each time the website updates.

I would also like to propose that instead of saving all of our excess revenue at the end of the year, we put this money to fund the Holiday Party, instead of requiring attendees to pay.

Respectfully submitted,
-Mike Oliver
DataManager@HiddenValleyTucson.com

Other Items:

Felix will ask the Pima County Sheriff to come speak about the street accidents and road safety in our area.

Our next meeting will be at Norie Nelson's home. Wednesday, July 1st at 7 pm.

We adjourned the meeting at 8:00 pm. Thanks to Felix for a great smorgasbord of snacks!

Sincerely, Ilene H. Oliver