

Hidden Valley Homeowners' Association
Board Meeting
September 2, 2026

The meeting was called to order at 7:03 p.m. by Felix Gafner, President. In attendance also were: Kelly Relich, Ilene Oliver, Mike Oliver, Kathy Bergan, Allan Honda, Norie Nelson, Carol Elich and Richard Flores.

Thank you Felix for hosting the meeting last minute. Everyone said they like the text notice for information sharing.

Secretary – Ilene Oliver

Minutes of the July 1st Meeting were approved, and can be posted to the web site.

Treasurer's Report – Kathy Bergan

HV HOA Treasurer's Report - Presented to HV HOA BOD 09/02/2026

Report covers *June 2026*: New Income and Expenses

July BOD meeting held July 1, 2026 - Reporting delayed until statement availability.

Presented at September BOD meeting as BOD did not meet in August.

Report based on account statements

	<i>Balances/Credits</i>	<i>Gain/Loss</i>
Fidelity Balance Forward as of 06/01/2026	\$131,393.88	
Fidelity Gain		\$799.42
Closing Balance 06/30/2026	\$132,193.30	
*Total Investment 04/01/2018: \$44,402.30		
Bank of America		
Balance Forward as of 06/01/2026	#REF!	
Deposits and other credits	\$62.55	
Withdrawals and other debits	\$0.00	
Checks	\$0.00	
Service fees	\$0.00	
Closing Balance 06/30/2026	\$25,236.84	
BA Checking Account Gain		\$62.55
Net Worth Gain		\$861.97

Expenditures

None

HV HOA Treasurer's Report - Presented to HV HOA BOD 09/02/2026

Report covers **July 2026**: New Income and Expenses

Reported at September BOD meeting as BOD did not meet in August.

Report based on account statements

	<i>Balances/Credits</i>	<i>Gain/Loss</i>
Fidelity Balance Forward as of 07/01/2026	\$132,193.30	
Fidelity Loss		-\$6,527.02
Closing Balance 07/31/2026	\$125,666.28	
*Total Investment 04/01/2018: \$44,402.30		
Bank of America		
Balance Forward as of 07/01/2026	\$25,236.84	
Deposits and other credits	\$0.00	
Withdrawals and other debits	\$0.00	
Checks	\$670.24	
Service fees	\$0.00	
Closing Balance 07/31/2026	\$24,566.60	
BA Checking Account Loss		-\$670.24
Net Worth Gain		-\$7,197.26

Expenditures

Retain&Recruit: \$670.24 (Richard- \$144.26 - Sun outfit; Felix -
Gift Card - Donna \$208.96; Chandra - Newcomer Baskets
\$193.20; Carol - Picnic signs \$123.82)

HV HOA Treasurer's Report - Presented to HV HOA BOD 09/02/2026

Report covers **August 2026**: New Income and Expenses

Report based on account statements.

	Balances/Credits	Gain/Loss
Fidelity Balance Forward as of 08/01/2026	\$125,666.28	
Fidelity Gain		\$4,643.46
Closing Website Balance 08/31/2026	\$130,309.74	
*Total Investment 04/01/2018: \$44,402.30		
Bank of America		
Balance Forward as of 08/01/2026	\$24,566.60	
Deposits and other credits	\$0.00	
Withdrawals and other debits	-\$473.62	
Checks	-\$1,100.00	
Service fees	\$0.00	
Closing Balance 08/31/2026	\$22,992.98	
BA Checking Account Loss		-\$1,573.62
Net Worth Gain		\$3,069.84

Expenditures

Retain&Recruit: Website/Database Costs (\$820.93 MINUS Balance \$229.00 and fee refund \$32.76 = \$473.62); Park cleanup from 7/12/26 storm (\$1,100.00).

Other financial information: The HOA won the BOI dispute.

Kathy received a mailer from Attorney Scott Carpenter, soliciting Zoom sessions to businesses on HOA laws. No one showed interest in this.

Kathy also received a letter from Watershed Management Group on their latest activities.

Wes Miller Park - Felix for Lee

Lee sent images for a proposed sign in Wes Miller Park. It would replace existing signage. The sign would be two-sided with the ability to post various information. It would be placed near the steps. The Board showed a positive response, but we tabled the discussion until we get further details on size and pricing.

Lee also mentioned in an email that the park debris from a recent storm was cleaned up and he would be ordering a dumpster in the next few weeks for green waste for members' use.

FireWise - Richard Flores

Richard is starting the application for membership renewal. There was a discussion if we wanted to subscribe to a related publication service. He will do some research on it and will have follow up information.

Membership- Mike for Chandra Crisp

The 2027 membership drive starts October 1st. Chandra and Mike are working out the details.

Norie gave a shout out to Chandra on doing a great job introducing new neighbors to the area and the HOA!

Social Events - Carol Ellick

Carol brought one of the new picnic signs to show the board. It looks great! Very professional! This year's fall picnic will be Saturday, November 15th, 1pm to 4pm. All residents of Hidden Valley are invited. Non-members will have the opportunity to sign up.

Norie stated that the Saturday night Social at her home was a great success. About 35 people shared food, drink and fellowship! She highly recommends volunteer hosts for this fun get-together.

Ilene asked about a possible holiday party in December. Carol said she would talk with her social committee and see if they have any ideas or plans.

Neighborhood Watch -Felix for Paul and Amber Leshak

A neighbor reported a man in his backyard looking for packrats. He claimed the next door townhomes had hired him. He was told to leave. Felix contacted the townhome management. They did not hire anyone but said it might have been one of their residents that hired someone.

It was recommended to call the police if someone is on your property without permission.

Bylaws -Kelly Relich

No news to report.

Architect - Allan Honda

No new projects reported.

Website and Data Management - Mike Oliver

Mike reported 2700 clicks or views on the HOA website for July and August. The posting with the most views was the Wes Miller Park update (with photos!)

The data management side of Mike's position is preparing for the membership drive. A Bluehost payment was made. Also a 10 dollar a month payment to Google was established to secure our association phone number. (520) 344-4823

Other Items:

Our next meeting will be at Paul and Amber Leshacks' home. It will be Wednesday, October 7th at 7 pm.

We adjourned the meeting at 7:57. Thank you again Felix for hosting. Along with his tasty snacks and drinks, Carol shared some smoked salmon she caught and smoked while on a trip to Alaska. What a treat!

Sincerely, Ilene H. Oliver