Hidden Valley Homeowners' Association
Board Meeting
October 7, 2026

The meeting was called to order at 7:00 p.m. by Felix Gafner, President. In attendance also were: Kelly Relich, Ben and Mary Ann Jacobs, Ilene Oliver, Mike Oliver, Kathy Bergan, Allan Honda, Norie Nelson, Penny Larkin, Lee Alter, Chandra Crisp, Paul Leschak, Amber Leschak, Krista Nasse, Stephen Golding and his wife, Bill and Jennifer Harmon, and Cathy Negelspach.

Secretary – Ilene Oliver
Minutes of the September 2nd 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 10/07/2026

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

Report based on account statements.

		Balances/Credits	*Gain/Loss*
Fidelity	**Balance Forward as of 09/01/2026**	**$130,309.74**	
	Fidelity Gain		**$3,284.28**
	Closing Website Balance 09/30/2026	**$133,594.02**	
	*Total Investment 04/01/2018: $44,402.30		
Bank of America			
	Balance Forward as of 09/01/2026	**$22,992.98**	
	Deposits and other credits	$250.20	
	Withdrawals and other debits	$0.00	
	Checks	-$652.24	
	Service fees	$0.00	
	Closing Balance 09/30/2026	**$22,590.94**	
	BA Checking Account Loss		**-$402.04**
	Net Worth Gain		**$2,882.24**

Deposits

Memberships Square: $250

Expenditures

Retain & Recruit: Membership Drive mailing $602.24; Saturday night social: $50.00

Kathy stated that funds are coming in for the new membership drive. Renewals by Square internet payment service, is outpacing the traditional check in the mail method.

Other Items:
Ilene noted that she and Mike will be moving at the beginning of 2027.
The board is looking for replacements for:

Secretary
Vice president
Social chair

BillHarmon was voted in unanimously as the new Web Master.

Ilene asked if we could reimburse people for extra expenses related to hosting BOD meetings. Most of the board thought it was unnecessary, but would gladly do it if asked.

Data Manager - Mike Oliver
Mike is excited to have Bill as the web master and will be transitioning the data manager to him in the coming months.
Mike stated we are up to having 174 members for 2026, and we are off to a good start on the 2027 membership drive.

FireWise - Felix for Richard Flores
Richard is running for reelection for his position on the Hidden Valley Fire district in the upcoming general election.

Membership - Chandra Crisp
The wonderful welcome baskets were approved to continue for new neighbors. The cost is ~$40. It is a great way to introduce new homeowners to our Association.

Social Events -
Carol has resigned the social chair position. Mary Ann Jacobs kindly stepped in for the meeting. The picnic is still planned for Saturday November 14, 1-4 at Wes Miller park.

Carol will put out the signs. Amber and Paul will purchase the beverages and make sure the coolers get to the park. Ben Jacobs has offered to take away the trash.
Anyone that can help with set up is asked to arrive at the park at noon.

Mary Ann and the Social Committee are making plans for a holiday party in December. Saturday the 12th. More details will be available soon.

Neighborhood Watch - Felix for Paul and Amber Leshak
The new block leader for Block 10 will be Bill and Jennifer Harmon. Chandra will be block leader for block 12 until a permanent replacement is found.

Bylaws - Kelly Relich
No news to report.

Architect - Allan Honda
No new projects reported.

Park - Lee Alter
A dumpster will be in the park sometime in October for members to use for disposal of green waste.

Lee presented us with his various proposals for capital improvements to the park.

The first one was to straighten out the existing parking lot to make it safer and add a space. This $2,000 project was approved, with one abstaining vote.

The second project was to add a new sign at the front of the park and a kiosk inside the gates near the stairs. There was much discussion about costs and design. The general consensus is that it is time for some improvements to be made to the park beyond general maintenance.

Other ideas are a bench, bike rack and a ramp by the stairs. Most of this work will be done in phases, with board approval.

Thank you Lee for putting so much thought and effort into these improvement ideas.

More Items:

Felix saw someone jogging in the dark with no lights or reflectors. He nearly ran into him on his bike. He asks for ideas to remind people about safety when walking or biking in the dark. We tabled the discussion until next month.

Next month's meeting is assigned to Carol Elich's home.

Paul invited members to a documentary showing he is hosting at the Loft Cinema, November 1st @2pm.

We ended our meeting at 8:20pm. Then we enjoyed drinks and snacks provided by Paul and Amber.

Thank you so much for sharing your beautiful patio and hosting such a large group!

Sincerely, Ilene H. Oliver