

HVHA Meeting Minutes

August 12, 2026

Call to Order

The meeting was called to order at 7:02 p.m.

Attendees: Brian Bluhm, Dave Thiede, Rick Fryer, Dana Fray, Sue Hill, Avalone Hutchinson, and Carissa Erie.

Maintenance

- The Board discussed an irrigation line under the road at the 74th Street monument.
 - The line was leaking, which likely created a hole in the street.
 - The line belongs to the HVHA.
 - It waters plants on the 74th St. monument.
 - The irrigation pipe under the road will be abandoned because it is not allowed to remain in place.
- The City is aware of the issue and is expected to repair the road.
- Greener Side is scheduled to inspect the irrigation system, cap the leaking line, locate the missing valve box, and update sprinkler heads so the monument area receives adequate water.
- The Board discussed whether Gateway Fiber or another contractor may have damaged the line and whether insurance coverage applies if the City seeks reimbursement for road repairs.
- The Board noted that the resident who supplies the water should not be responsible for handling the repairs.

Landscaping and Island Maintenance

- We received a quote from Gray Cloud of approximately \$7,300 for cleanup work to be completed this year.
- Romeo has not yet provided a complete contract, and the Board noted that no contract is currently in place. Sheryl attempted to obtain a quote from Romeo but only received a partial quote.
- Concerns were raised about Romeo's quality of work, weed spraying practices, and lack of signage when spraying.
- Sue Hill contacted Four Seasons to review landscaping needs and provide a quote.

- The Board will continue gathering additional quotes and identify a board member or volunteer to contact maintenance vendors.
- Additional landscaping improvements may be deferred until next year because irrigation and road repair costs remain uncertain.
- Island maintenance needs include replacing missing rock and cleanup at Island 16, refreshing rock at the 73rd Street monument, and reviewing Island 10.

Architectural Control Committee

- 7445 Hidden Valley Trail S - requested approval to replace five windows. The request was approved with the requirement that all necessary permits be pulled.
- 7267 Hidden Valley Cove S — requested approval to remove two backyard trees. The request was approved; however, the trees were removed prior to approval. The homeowner will be asked to submit a plan to add more greenery due to the loss of the trees.
- 7541 72nd Street Court S — requested approval for Hardie Board and trim to be painted. The request was approved with the colors Aesthetic White and Timeless Taupe.
- The Board discussed whether ACC approvals may include reminders about unpaid dues. Homeowners may be reminded of unpaid dues when ACC requests are approved, while still responding within required timelines.
- The Board discussed reminding homeowners about ACC requirements in future newsletters or social event communications.

Violations

- The Board reviewed unresolved covenant violations, including 7143 Hidden Valley Trail for a trailer in the driveway, 7162 Hidden Valley Trail for an inoperable vehicle in the driveway, 7142 Hidden Valley Cove for a trailer in the driveway, and 7729 74th Street for a boat in the driveway.
- Follow-up letters will be sent for unresolved violations.
 - The city will be contacting the homeowner of the inoperable vehicle.
- The Board discussed sending a letter to the homeowner with extensive backyard landscaping, requesting an ACC landscaping plan.

Web Update

- The Board discussed website document updates and ongoing Google Workspace setup.

- Google Workspace is being billed monthly through an annual plan.
- Shared drives and folders are being created for HOA records, ACC materials, and other Board documents. Folder links should be shared with Board members.
- Existing HOA records should be moved from OneDrive and Dropbox into Google Workspace, and a web page or reference area for shared records may be created as appropriate.
- The Board discussed posting weekly Facebook reminders for the next several weeks seeking volunteers for the Board, ACC, landscaping/vendor communication, and social event support.
- The Board will make targeted volunteer requests and follow up with homeowners who previously expressed interest after the annual meeting and other potential volunteers.
- Volunteer contacts noted: Moores, 7441 Hidden Valley Trail and Kelly Ryman.

Survey and Social Event

- The Board discussed the survey, which received 30 responses:
 - 15 for August 29 and 15 for October 3.
- The community social event is scheduled for Saturday, October 3.
 - Helpers are needed.
- Steve will coordinate event needs and communicate with others for support.
- Additional emails and Facebook posts should promote the event and volunteer opportunities.

Financial Report

- The financial update showed approximately \$35,607.08 in checking and \$2,004.70 in savings.
- The Treasurer reported that approximately 90% of dues have been paid, with 23 homeowners remaining unpaid.
- Several larger outstanding balances remain.
 - Reminder emails should be sent to homeowners with unpaid dues, including both owners when multiple email addresses are available.
- If email reminders do not receive a response within a few days, mailed notices should be sent.

Miscellaneous

- The Board noted that Sheryl Francis should be removed from the Board roster because she has moved out of the neighborhood.

Adjournment

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Carissa Erie

Administrator