

# Hidden Valley Foundation, Inc.



## **Board of Directors Monthly Board Meeting Saturday, May 16, 2026, 9:00 a.m.**

### **Directors**

Patricia McGrail, President  
Rick Etling, Vice President  
Bob Kollar, Treasurer  
Lisa Borrelli Dorn, Secretary  
Dan Martin, Director  
Dan Friday, Director  
Tom Molenda, Director

### **Staff**

Anna Holloway, Executive Director & Community Manager  
Brian Hofer, Maintenance & Facilities Manager  
Chris Nicholson, Sr. Accounting Assistant  
Mary Beth McAliley, Sr. Administrative Assistant  
Ken Pash, Property & Compliance Inspector



**1. Members' time - 30 minutes maximum (limit of 3 minutes per speaker)**

**2. Call the meeting to order at \_\_\_\_\_**

**3. Board attendance roll call (recorded on separate sheet)**

**4. Establish board quorum \_\_\_\_\_**

**5. Homeowner Appeals**

**5.a ACC Policy Violations: Installation of Windows (fall/winter 2025) and Door (April 2026) without approved ACC Permit**

**5.b CC&R Violation – Article VIII, Section 8: Prohibition of Livestock in Hidden Valley Community**

**6. Announcements/Discussion Points**

**6.a Announcements**

**6.a.1 Highlands Pool Opening, Friday, May 22 (weather permitting)**

**6.a.2 Memorial Day Events at South Ridge Center, Saturday May 23-Sunday May 24**

**6.b Discussion items:**

**6.b.1 Pavilion Enclosure Update**

**6.b.2 Additional Pavilion Usage Policy based on Planned Improvements**

**6.b.3 EV Charger Update**

**6.b.4 Walking Path Project Discussion**

**6.b.5 Drone Policy Ideas**

**6.b.6 Noise/Generator Decibel Levels Discussion**

**7. Set the Agenda**

Motion to set the agenda:

(Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_)

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Approved as Modified \_\_\_\_\_

**8. Volunteer Recognition – Linda Lackey for Dedicated Efforts for Another Successful Clean Up Day**

**9. Approve the Minutes of April 17, 2026 Board Meeting**

Motion to Approve the minutes of April 17, 2026 Board Meeting

(Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_)

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Approved as Modified \_\_\_\_\_

**10. Approve the Minutes of April 30, 2026 Special Board Meeting**

Motion to Approve the minutes of April 30, 2026 Special Board Meeting

(Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_)

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Approved as Modified \_\_\_\_\_



**11. Approve the Minutes of May 12, 2026 Special Board Meeting**

Motion to Approve the minutes of May 12, 2026 Special Board Meeting

(Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_)

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Approved as Modified \_\_\_\_\_

**12. Treasurer's Report, Page**

Motion to Accept Treasurer's Report

(Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_)

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Approved as Modified \_\_\_\_\_

**13. Executive Director Report, Verbal**

Anna Holloway, Executive Director & Community Manager

**14. Maintenance & Facilities Manager Report, Verbal**

Brian Hofer, Maintenance & Facilities Manager

**15. Committee Reports-** Committee chairpersons attending virtually should use the raise hand function to be recognized.

**15.1 Finance Committee, Page**

Bob Kollar, Chairperson

**15.2 Audit Committee, No Report**

Robert Armen, Chairperson

**15.3 Maintenance Committee, Page**

George Harakal, Chairperson

**15.4 Strategic Long-Range Planning Committee, No Report – Submitted Quarterly**

Chris Umble/Hayden Blazer, Chairpersons

**15.5 Social and Recreation Committee, No Report**

Erin Mikolich, Chairperson

**15.6 Nominating & Leadership Development, Page (Board Action Item)**

Chris Umble, Chairperson

**15.7 Architectural Control Committee, Page**

Donna Courson & Rob Hanlon, Co-Chairpersons

**15.8 Rules & Regulations Committee, Page (Board Action Item)**

Chris Taylor, Chairperson

**15.9 Marketing and Communications Committee, Page**

Janet Dickinson & John Eddy, Co-Chairpersons

**15.10 Community Safety & Security Committee, Page**

Bev Zern, Chairperson



**15.11 Water and Wastewater Committee, No Report**

George Harakal, Chairperson

**15.12 Multi-Use Paths Committee, No Report**

Jay Smith, Chairperson

**15.13 Clean Energy Committee, No Report**

Bob Earley, Chairperson

**15.14 Environmental Stewardship & Landscaping Committee, Page (Board Action Item)**

Linda Lackey, Chairperson

**15.15 Rental Impact Working Group, No Report**

Patrick Sweeney, Chairperson

**15.16 Long Term Growth Impact Working Group, Page (Board Action Item)**

Jim Zern, Chairperson

Motion to Accept Committee & Working Group Reports:

(Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_)

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Approved as Modified \_\_\_\_\_

**16. Other Reports**

**16.1 Security Incident Report Summary, Page**

**16.2 Jefferson Township Communications, Verbal**

**17. New Business**

**17.1 Motion to Approve Annual Operating Budget for Fiscal Year Beginning July 1, 2026, Page**

Motion to approve the Annual Operating Budget for Fiscal Year Beginning July 1, 2026

(Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_)

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Approved as Modified \_\_\_\_\_

**17.2 Motion to Approve Annual Capital Budget for Fiscal Year Beginning July 1, 2026, Page**

Motion to approve the Annual Capital Budget for the Fiscal Year Beginning July 1, 2026.

(Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_)

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Approved as Modified \_\_\_\_\_

**17.3 Motion to Approve Revised Mission Statement for Long-term Growth Impact Work Group, Page**

Motion to approve revised Mission Statement for Long-term Growth Impact Work Group

(Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_)

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Approved as Modified \_\_\_\_\_



**18. Old Business - Previously Tabled Motion**

**18.1 Motion to Remove Previously Tabled Motion**

Motion to remove previously tabled motion

(Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_)

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Approved as Modified \_\_\_\_\_

**18.2 Motion to Approve Roger Suter & Sons, Inc. for Concrete and Tile Repairs of the SRC Pool with Suggested Modifications**

Motion to approve Roger Suter & Sons, Inc. for concrete and tile repairs of the SRC Pool with suggested modifications

(Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_)

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Approved as Modified \_\_\_\_\_

**19. Set next monthly meeting date**

**19.1 Saturday, June 20, 2026 at 9am – Monthly Board Meeting**

**20. Adjournment**

Motion to adjourn meeting:

(Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_)

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Approved as Modified \_\_\_\_\_

Time of Adjournment \_\_\_\_\_



These minutes at this point are not official and may contain inadvertent and/or unintentional errors and/or omissions. The minutes will become official only after any corrections and/or upon approval by the Hidden Valley Foundation, Inc. Board of Directors at its next regularly scheduled Monthly Meeting.

**MONTHLY BOARD OF DIRECTORS MEETING  
HIDDEN VALLEY FOUNDATION, INC.  
Friday, April 17, 2026**

**Meeting Minutes**

**1. Members' time: N/A**

**2. Call the meeting to order:**

The HVF BOD Meeting of Friday, April 17, 2026 was called to order at 7:10 PM by President Pat McGrail at South Ridge Center.

**3. Board attendance roll call:**

- Board Members in attendance in Person: Pat McGrail, Bob Kollar, Rick Etling, Tom Molenda, and Lisa Borrelli Dorn
- Board Members in attendance via zoom: Dan Martin
- Board Members not in attendance: Dan Friday
- Staff in attendance: Anna Holloway, Executive Director (in person), and Brian Hofer (via Zoom)

**4. Establish board quorum:**

Establishment of BOD Quorum Confirmed (five BOD Members in person and one via Zoom).

**5. Homeowner Appeal – ACC Application Denial to Install Generator** – discussion of appeal and proposed amendments which were not considered at this meeting. The ACC intends to do further research on noise and noise abatement and the homeowner will amend his application and resubmit it to ACC.

**6. Announcements/Discussion Points:**

**Announcements:**

- 6.a.1 Spring Clean-Up Day, Saturday, April 18, 2026** – Linda Lackey in charge of the event; the planning is done; there will be a box lunch for volunteers.
- 6.a.2 2026-2027 HVF Budget Presentation to the Community, Saturday, May 9, 2026** -time set as 9:00 AM to Noon
- 6.a.3 BOD Meetings on Saturdays at 9am starting in May – May 16, 2026**
- 6.a.4 June 6, 2026 Open Air Event Planned at Pavillion for 4 PM to 6 PM** – Chris Umble to coordinate the reception for all volunteers

**Discussion items:**

- 6.b.1 Pavilion Enclosure Update** – George Harakal is obtaining quotes for patio and garage doors to enclose the pavilion; Foundation has sufficient funds to complete this project. Thank you to George Harakal for all the work he put into this project.
- 6.b.2 EV Charger Update** – Bob Earley provided a summary for the board to review options and tentative prices. Electrical panel will need to be upgraded to handle the EV Charger with 2 ports. This project will not interfere with progress on the pavilion enclosure. The board will schedule a special meeting to discuss the matter further.

**6.b.3 Walking Path Update** – Process is ongoing; awaiting engineering report.

**6.b.4 Discussion about Homeowner/Guests Registration for Summer Events** – recognition of issue that space and funds are limited for Memorial Day, 4<sup>th</sup> of July and Labor Day events so considering ways to serve homeowners best: adding fees for walk-ins, limiting the numbers and kinds of guests that can attend, etc – no action taken

**6.b.5 Discussion of Drone Policy (Unit Owner & Resident House Rules Handbook)** – noted that commercial drones were used for business purposes, recreational drones are prohibited, considering whether we need a policy to address this so referring this to the Rules & Regulations Committee

## **7. Set the Agenda:**

Tom Molenda made a Motion to Set the Agenda, and Rick Etling seconded the Motion. The Motion was amended by Bob Kollar to add three Motions to New Business; and those were accepted.

**RESOLVED:** There being no further discussion, all Directors voted in favor of the Motion as modified and the Motion carried.

## **8. Volunteer Recognition – Doug Henley, For Organizing and Ongoing Support of the HV Golf Leagues**

## **9. Approve the March 20, 2026 Board Meeting Minutes:**

Bob Kollar made a Motion to Approve the Friday, March 20, 2026 Board Meeting Minutes, and Dan Friday seconded Motion.

**RESOLVED:** There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

## **10. Treasurer's Report, Page:**

Treasurer Bob Kollar gave the Treasurer's Report. For more details related to the Treasurer's Report, please see the information in the Treasurer's Performance Dashboard for the Eight-Month Period of July 1, 2025 to March 31, 2026.

**RESOLVED:** Lisa Borrelli Dorn made a Motion to Accept Treasurer's and Applicable Reports, and Rick Etling seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

## **11. Executive Director Report, Verbal:**

Anna Holloway, Executive Director & Community Manager, discussed the following: The Easter Egg Hunt was well attended. The golf course and Mulligans opened today. Mulligans has expanded their menu. The clean up dumpster has arrived for tomorrow's Clean Up Day event. The Community Safety & Security Committee recommended an additional drop off for expired fire extinguishers, so space has been set aside for that. Donations to the Maintenance Bay will be staged and are available to homeowners and those not needed will be donated to the Salvation Army for reuse. The new lifeguards have started training. The Marketing and Communications Committee are working on the website and a welcoming event to introduce it. The Architectural Control Committee has an updated/new form for obtaining permits. The Condo Associations elections are scheduled for June 6, 2026.

## **12. Maintenance & Facilities Manager Report, Verbal :**

Brian Hofer, Maintenance and Facilities Manager, reported that there have been many service requests from homeowners and they are being addressed. Maintenance will be assisting with Clean Up Day activities and is working hard to get the pool repaired and ready for the season. Green Tee's construction permits remained

denied as the state requires more information. JML will start seeding starting next week and the spring prep for the mulch is ready.

**13. Committee Reports:**

**13.1 Finance Committee, No Report**

Bob Kollar, Chairperson

**13.2 Audit Committee, No Report**

Robert Armen, Chairperson

**13.3 Maintenance Committee, Page**

George Harakal, Chairperson

**13.4 Strategic Long-Range Planning Committee, Quarterly Update**

Chris Umble/Hayden Blazer, Chairpersons

**13.5 Social and Recreation Committee, No Report**

Erin Mikolich, Chairperson

**13.6 Nominating & Leadership Development, Page**

Chris Umble, Chairperson

**13.7 Architectural Control Committee, Page**

Donna Courson & Rob Hanlon, Co-Chairpersons

**13.8 Rules & Regulations Committee, Page**

Chris Taylor, Chairperson

**13.9 Marketing and Communications Committee, Page**

Janet Dickinson & John Eddy, Co-Chairpersons

**12.10 Community Safety & Security Committee, No Report**

Bev Zern, Chairperson

**13.11 Water and Wastewater Committee, No Report**

George Harakal, Chairperson

**13.12 Multi-Use Paths Committee, No Report**

Jay Smith, Chairperson

**13.13 Clean Energy Committee, Page**

Bob Earley, Chairperson

**13.14 Environmental Stewardship & Landscaping Committee, Page**

Linda Lackey, Chairperson

**13.15 Rental Impact Working Group, No Report**

Patrick Sweeney, Chairperson

**13.16 Long Term Growth Impact Working Group, Page**

Jim Zern, Chairperson

**RESOLVED:** Bob Kollar made a Motion to Accept Committee Reports as presented, and Rick Etling seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**14. Other Reports:**

**13.1 Security Incident Report Summary, Page**

**13.2 Jefferson Township Communications, Page**

**15. New Business:**

**15.1 Motion to Approve United Paving for Line Painting Contract in the amount of \$18,000.00.**

**RESOLVED:** Dan Martin made a Motion to Approve and Bob Kollar seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**15.2 Motion to Approve Volunteer Application of Roianne Willson for Membership to the Social & Rec Committee**

**RESOLVED:** Rick Etling made a Motion to Approve and Tom Molenda seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**15.3 Motion to Authorize the Foundation's Attorneys to move forward with foreclosure of 1526 Kooser Circle due to significant delinquency in paying assessments.**

**RESOLVED:** Rick Etling made a Motion to Approve, and Tom Molenda seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**15.4 Motion to Approve Pavillion Enclosure subject to final approval of specifications.**

**RESOLVED:** Rick Etling made a Motion to Approve and Lisa Borrelli Dorn seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion as modified and the Motion carried.

**15.5 Motion to Take Action on Homeowner appeal of ACC Denial: Motion to Deny Appeal.**

**RESOLVED:** Tom Molenda made a Motion to Approve and Rick Etling seconded the Motion. It was noted that the Board can only act on what was submitted; amendments must go back to the ACC. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**16. Set next monthly meeting date:**

President Pat McGrail stated the next Monthly Board of Directors Meeting of the HVF will be held on Saturday, May 16, 2026 at 9:00 AM – The Monthly Board of Directors Meeting will be held at the SRC 1 Great Room and via Zoom.

**17. Adjournment:**

President Pat McGrail asked if there was anything for the Good of the Order, none being presented, there was a request for a Motion to Adjourn.

**RESOLVED:** Lisa Borrelli Dorn made a Motion to Adjourn the Meeting, and Tom Molenda seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

The meeting adjourned at 8:47 PM.

Respectfully submitted for consideration,  
Lisa Borrelli Dorn, HVF, BOD Secretary



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**SPECIAL BOARD OF DIRECTORS MEETING  
HIDDEN VALLEY FOUNDATION, INC.  
Thursday, April 30, 2026**

**Meeting Minutes**

**1. Call the meeting to order:**

The HVF BOD Meeting of Thursday, April 30, 2026 was called to order at 7:04 PM by President Pat McGrail at South Ridge Center 1 ("SRC 1").

**2. Board attendance roll call:**

- Board Members in attendance in Person: Pat McGrail, Rick Etling, Bob Kollar, and Dan Martin
- Board Members in attendance via zoom: Dan Friday, Tom Molenda, and Lisa Borrelli Dorn
- Staff in attendance: Anna Holloway, Executive Director, and Brian Hofer, Maintenance Manager

**3. Establish board quorum:**

Establishment of BOD Quorum Confirmed (Four BOD Members in person and three via Zoom).

**4. Set the Agenda:**

Rick Etling made a Motion to Set the Agenda, and Bob Kollar seconded the Motion.

**RESOLVED:** There being no further discussion(s), all Directors voted in favor of the Motion and the Motion carried.

**5. Motion to Approve Final Building Specifications to Enclose the SRC Pavilion, following Motion 15.4 approved on April 17, 2026, with Tempered/Non-Insulated Glass Garage Doors (10) and Storefront Doors (5) with Build Out of Entryways and Electrical Upgrades.**

**RESOLVED:** Dan Martin made a Motion to Approve and Rick Etling seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**6. Motion to Approve Garage Door Supply House to Install Ten (10) Garage Doors in the SRC Pavilion for the amount of \$73,652.20.**

**RESOLVED:** Rick Etling made a Motion to Approve and Dan Martin seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**7. Motion to Approve Acme Door & Hardware to Install Five (5) Storefront Doors in the SRC Pavilion for the amount of \$29,953.00.**

**RESOLVED:** Dan Martin made a Motion to Approve and Rick Etling seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**8. Motion to Approve SMEC for Electrical Upgrades for the SRC Pavilion Enclosure Project in the amount of \$2500.00.**

**RESOLVED:** Rick Etling made a Motion to Approve, and Dan Martin seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**9. Motion to Approve the Purchase of Plugzio Artemus 80A Level 2 EV Charger and Pedestal in the amount of \$3,269.00.**

**RESOLVED:** Bob Kollar made a Motion to Approve and Dan Martin seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**10. Motion to Approve SMEC for Electrical Installation of EV Charger for the amount of \$10,400.00.**

**RESOLVED:** Dan Martin made a Motion to Approve, and Rick Etling seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**11. Motion to Amend the Agenda in order to Amend the 2026 Capital Budget to include the amount of \$120,105.00 for the SRC Pavillion Enclosure Improvements.**

**RESOLVED:** Bob Kollar made a Motion to Approve, and Lisa Borrelli Dorn seconded the Motion to both Amend the Agenda and Amend the 2026 Capital Budget. There being no further discussions on either, all Directors voted in favor of the Motion and the Motion carried.

**12. Adjournment:**

President Pat McGrail asked if there was anything else for the Good of the Order, none being presented, there was a request for a Motion to Adjourn.

**RESOLVED:** Rick Etling made a Motion to Adjourn the Meeting, and Lisa Borrelli Dorn seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

The meeting adjourned at 8:17 PM.

Respectfully submitted for consideration,  
Lisa Borrelli Dorn, HVF, BOD Secretary



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**SPECIAL BOARD OF DIRECTORS MEETING  
HIDDEN VALLEY FOUNDATION, INC.  
Tuesday, May 12, 2026  
Meeting Minutes**

**1. Call the meeting to order:**

The HVF BOD Meeting of Tuesday, May 12, 2026 was called to order at 6:00 PM by President Pat McGrail at South Ridge Center.

**2. Board attendance roll call:**

- Board Members in attendance in Person: Pat McGrail
- Board Members in attendance via zoom: Bob Kollar, Rick Etling, Dan Friday, Dan Martin, Lisa Borrelli Dorn, and Tom Molenda
- Staff in attendance: Anna Holloway, Executive Director, and Brian Hofer, Maintenance Manager

**3. Establish board quorum:**

Establishment of BOD Quorum Confirmed (One BOD Member in person and six via Zoom).

**4. Set the Agenda:**

Rick Etling made a Motion to Set the Agenda, and Tom Molenda seconded the Motion.

**RESOLVED:** There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**5. Motion to Approve Suter and Sons for Concrete and Tile Repair Work at SRC Pool**

**RESOLVED:** Rick Etling made a Motion to Approve and Bob Kollar seconded the Motion. There was discussion on the details of the bids, and the board came to a consensus that further information is required to make a knowing and responsible decision.

**6. Motion to Table the Approval of Concrete and Tile Repair Work at SRC Pool pending further information**

**RESOLVED:** Bob Kollar made a Motion to Approve and Tom Molenda seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

**7. Adjournment:**

President Pat McGrail asked if there was anything else for the Good of the Order, none being presented, there was a request for a Motion to Adjourn.

**RESOLVED:** Lisa Borrelli Dorn made a Motion to Adjourn the Meeting, and Rick Etling seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

The meeting adjourned at 6:53 PM.

Respectfully submitted for consideration,  
Lisa Borrelli Dorn, HVF, BOD Secretary

**MINUTES**  
**FINANCE COMMITTEE MEETING—HIDDEN VALLEY FOUNDATION**  
**April 30, 2026**

1. Chair Bob Kollar convened the meeting at approximately 4:30p.m. at the South Ridge Center (and via Zoom).
2. Attendance:  
Committee members:  
Bob Kollar, Treasurer, Committee Chair  
Chuck Bracken, John Eddy, Tim King, Beth McDonald, David Oster, Chris Taylor, Chris Umble and Jim Zern.  
Unable to attend: John Newport  
  
Foundation Staff and Others:  
Anna Holloway, Executive Director  
Pat McGrail, President, Board of Directors; Tom Molenda, Board Liaison  
One home owner also attended the second half of the meeting.
3. Kollar reviewed with members the primary purpose of the meeting which was to review the proposed Operating and Capital Budgets for the fiscal year beginning July 1, 2026 (FY267. Kollar also thanked Anna, Brian Hofer and Chris Nicholson for their assistance and input in pulling all of the information together to prepare the proposed budget.
4. Current Year Budget Update  
Kollar briefly reviewed with the committee the current year financial results versus budget for the first nine months of the fiscal year. He indicated the primary reason for the deficit after transfers to reserves was due primarily to snow removal costs. As of March 31<sup>st</sup>, the Foundation's actual snow removal costs for the first nine months of the fiscal year were \$300,000 versus a total snow removal budget for the year of \$240,000. The overage is due to the significant amount of snowfall in the current year, approximately 125 inches, similar to the prior year.
5. Review of Proposed FY27 Budget
  - a. Kollar reviewed with the committee the process used in developing the proposed budget and key dates.
  - b. He also emphasized that the fundamental assumption of the proposed budget was continuation of all existing services and amenities.
  - c. Kollar reviewed with the committee the proposed operating budget followed by a discussion of key areas, including:
    - Assessments – the proposed budget includes a 4% increase in member assessments to cover inflation, scheduled increases for various services (security and landscaping) and an increase in the contribution to the reserve replacement fund.

**MINUTES**  
**FINANCE COMMITTEE MEETING—HIDDEN VALLEY FOUNDATION**  
**April 30, 2026**

- Additional fees – the proposed budget includes an increase in the one-time entrance fee for new homeowners from \$800 to \$1,000. An ACC application/processing fee of \$25/application (provided for in the CC&Rs) was also discussed as a way to generate non-assessment related revenue.
  - Event fees – there was also discussion of fees for events where meals are provided with an emphasis on at least covering the cost of meals provided.
  - Labor, Payroll Taxes and Benefits – includes a 3% increase in staff wages. Additionally, the Foundation will incur a 9.7% increase in its health insurance for the new fiscal year.
  - Grounds maintenance – approximately 84% of the grounds maintenance budget is provided under contract by JML. The scheduled contractual increase is included in the proposed budget (approximately 2%).
  - Snow removal – given the difficulty in estimating this type of expenses, there was extensive discussion on the proposed amount for the snow removal category. A total snow removal budget of \$280,000 was recommended.
  - Security – there is a 4% estimated increase included in the proposed budget when the contract renews in March 2027.
  - Shuttle service – proposed budget included continued same level of service for the upcoming fiscal year, with an estimated increase of \$2/hour in the hourly rate (a 2.2% increase).
  - Utilities—anticipated increase in electric has been included in the budget. The Foundation’s supplier contract expires in December 2026 (currently with Constellation Energy) and prices will be closely monitored.
  - Trash and recycling – Effective October 2025, the Foundation hired Pro Disposal for trash removal with a three-year fixed price contract. Recycling (cardboard only) for \$150/month was also included.
- d. The committee also reviewed the proposed capital budget for FY27. Total amount of the proposed budget is approximately \$440,000, consisting primarily of road repair/paving, walking paths, and several other items.
- e. The difference between the Operating Fund vs. Reserve Replacement Fund was also discussed. Kollar reviewed with the committee the purpose of each fund.

At the conclusion of the discussion, the committee recommended that the budget be adopted with the proposed assessment increase. However, the committee suggested that the Board consider the ACC application fee and an event fee (where meals are provided) that would cover cost and perhaps a small mark-up.

6. FY27 Budget Process Timeline—Kollar reviewed with the committee the remaining steps in the budget process:

**MINUTES**  
**FINANCE COMMITTEE MEETING—HIDDEN VALLEY FOUNDATION**  
**April 30, 2026**

- a. Board Budget Workshop—review with board of directors the proposed FY27 budget; make edits as needed based on board input (held on May 5, 2026).
  - b. Budget Public meeting—present the FY27 proposed budget to homeowners (Saturday, May 9, 2026)
  - c. Board vote to approve the FY27 proposed budget – Saturday, May 16, 2026
7. Accounting Manager position – Kollar announced that the Foundation’s Accounting Manager, Sandy Sekerka, had resigned and today was her last day in the position. A search will be undertaken to fill the position as soon as possible.
8. Next meeting – will be scheduled in June to review the insurance policies for the Foundation, which renew on July 1, 2026.
9. Adjournment – the meeting adjourned at approximately 6:45p.m.

Respectfully submitted,

*Bob Kollar*

Robert J. Kollar, CPA, CGMA  
Chair, Finance Committee  
Treasurer, Board of Directors



## HIDDEN VALLEY FOUNDATION, INC.

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***Recommendations and Actions from Committees in this report are preliminary and subject to discussion and approval by the Board of Directors before their implementation.***

### **MAINTENANCE COMMITTEE MEETING REPORT**

#### **Mission Statement (Per By-Laws)**

The Maintenance Committee shall advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of the Community Properties and facilities of the Foundation, and to the exterior maintenance upon the property of the Members as provided in the Articles of Incorporation, in these bylaws and in the Declaration of Covenants, Conditions and Restrictions.

**Meeting Date/Time:** May 8, 2026

#### **Committee members, Board liaisons and HVF staff in attendance:**

See Attached Agenda

#### **Meeting Agenda topics:**

See Attached Agenda

#### **Key discussions summary/recommendations:**

1. Discussed the Boards decision to go forward with the pavilion enclosure as recommended by the Maintenance committee with one modification. The board elected to use standard tempered glass in all doors in lieu of insulated glass as recommended. This reduced the cost and was more in line with the original budget.
2. Discussed Snowfield walking path status, waiting for further direction from the Board regarding an alternate plan for path.
3. Reviewed the contract for pond treatment and discussed the necessity/requirements for pond dredging. Elected to have further discussions with Aquatic Environment Consultants (**Brian**) and the Safety Committee as it pertains to the potential need of the local fire department. (**Jim Z**)
4. Discussed the potential of revising the existing fire pit/ grill policy. General agreement that the possibility of a gas fire pit and a gas grill could be considered for the park/pavilion area. Gather information grills (**George**) fire pits (**John M**)
5. JML Seasonal update- mowing has begun and mulching will complete by Memorial Day

#### **Action/decisions to be presented to the Board:**

1. As noted above

**HIDDEN VALLEY FOUNDATION**  
**Maintenance Committee Agenda**  
**Chair: George Harakal**  
**Board Liaison: Dan Martin**

**Date:** 05-08-26

**Time:** 2:30 p.m.

**Location:** SRC, Zoom Conferencing

**Members:**

George Harakal       Dan Martin       Terry Eddy       John McGrail

David Oster       Tom Sierzega       Dave Willard       Jim Zern

**Others in attendance (please specify):**  Brian Hofer       Anna Holloway       Bob Kollar

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**Discussion Topics/Projects for Maintenance Committee:**

1. Snowfield Dr. Walking Path Update
  - No update at this time; waiting on direction from the Board
2. Grills and Fire Pits on common property
  - Further discussion
3. Pond Analysis in Anticipation of Reserve Study (spring 2027):
  - Inventory – number, location, capacity
  - Aquatic Environment Consultants – current contract for pond treatment
  - What is pond dredging? Criteria to dredge, techniques, risks, etc. (education)
  - Identify pond consultants to have an evaluation of the ponds
  - Which ponds would be good candidates for installation of dry hydrants (suggestion of Bakersville VFD)

**General Updates**

4. Pavilion Enclosure
  - Board approved submitted plan for 10 garage doors and 5 man doors
5. Line Painting
  - Board approved United without glass bead; to be done by end of May
6. FY27 Paving Project
  - In process; waiting on RFP from EADS to review before putting out to bid
7. JML Seasonal Update
  - Mowing has begun; mulching will be completed by Memorial Day
8. Additional Topics/Considerations by Maintenance Committee

Next Meeting Tentative Date: 6/12/26 at 2:30pm



## HIDDEN VALLEY FOUNDATION, INC.

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### **COMMITTEE MONTHLY REPORT**

**Committee Name:** Nominating and Leadership Development Committee

**Report Date:** May 4, 2026

**Committee members, Board liaisons:** Debbie Watson, Larry Castner, Ann Gaudino, Jack Neely, Chris Umble, Lisa Borrelli Dorn (Board Liaison)

#### **Committee Mission/Range of Responsibility:**

Purpose/Mission/Scope of Work: To support the successful sustainable governance of Hidden Valley Foundation by identifying, inviting, mentoring, and recognizing the contributions of homeowner volunteers in various roles of service to the Foundation; from among the volunteers to invite and develop a ballot of qualified candidates to seek open Board seats in each election.

#### **Key summary/recommendations:**

1. Leadership Development
  - a. Planning is underway for the June 6, 2026 Celebrate Volunteers reception at SRC from 4:00 – 6:30 pm. All volunteers, including leadership, committee members, Board, and Spring Clean Up volunteers to be invited for the purpose of recognizing and promoting awareness of volunteering, leadership opportunities and Board service through informal interaction among all invitees.
2. Nominations Process – Committee has drafted and is in the process of finalizing is changes to the Meet the Candidates process to improve attendance and enhance Q&A interaction. The event is scheduled for Saturday October 10 from 9:00 am – 11:30 am.
3. Notice of the Board election calendar, nominations and ballot deadlines and other key dates, to be published on May 7.

#### **Action/decisions to be presented to the Board:**

1. Requesting approval of \$600 budget and door prizes including a \$50 gift card and an HVF merchandise item for use in promoting the June 6 Celebrate Volunteers Reception. All Board members are specifically encouraged to attend on June 6.



## HIDDEN VALLEY FOUNDATION, INC.

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### **COMMITTEE MEETING REPORT**

**Committee Name:** Architectural Control Committee

**Committee Mission/Range of Responsibility:** Approval of applications submitted by individual homeowners concerning exterior home property repairs and improvements.

**Committee Objectives:** To maintain the quality and consistency of the homeowner's property in Hidden Valley.

**SLRP Objectives and status:** To maintain the quality and consistency of the homeowner's property in Hidden Valley.

**Meeting Date/Time:** Every first and third Friday of the month during construction season and first Friday of the month during winter months.

**Committee members, Board liaisons and HVF staff in attendance:**

Donna Courson – Co-Chair

Rob Hanlon Co-Chair

Dennis Carroll

John Dickinson

John Eddy

John McGrail

Mike Mikolich

Richard Miller

Dan Friday - Board Liaison

Mary Beth McAliley - HVF Staff Member

Ken Pash – HVF Property and Compliance Inspector

**Meeting Agenda topics:** Permit requests – see attached for meetings, April 3<sup>rd</sup> and April 17<sup>th</sup>

**Key discussions summary/recommendations:** Discussions started regarding noise levels for permanently or semi-permanently installed mechanical and powered equipment. The ACC is gathering information on Solar Panels as we have received a few inquiries.

**Action/decisions to be presented to the Board:** None at this time. The committee plans to meet Friday May 29<sup>th</sup> at 9:00AM to discuss items listed above. Date is not firm.

**Next Meetings:** May 1<sup>st</sup> and May 15<sup>th</sup>, 2026

**HIDDEN VALLEY FOUNDATION, INC.  
ARCHITECTURAL CONTROL COMMITTEE MEETING**

**AGENDA**

**Friday, April 3, 2026, 9:00 AM**

Committee members are Donna Courson - Co-Chairperson, Rob Hanlon - Co-Chairperson, Dennis Carroll, John McGrail, Mike Mikolich, Richard Miller, John Dickinson and John Eddy. Board Liaison- Dan Friday.

1. **Dennis Doas-TH-1765 Greenfield Tr.**- Install 20kW Kohler generator. **DENIED**
2. **Rochelle Zeiler-TH-581 Maple Ct.**-New Roof and sky lights in conjunction with 582. **APPROVED 26-034**
3. **Scott/Julie Dillard-TH-582 Maple Ct.**-New Roof and sky lights in conjunction with 581. **APPROVED 26-034**
4. **Greg & Laura Maynes -TH- 1536 Timbercrest Ct**- Large rocks to retain hill. French drain on downside of retaining to daylight in rear drainage channel. River Rock between retaining and deck to create drainage swell line. **DENIED - ADDITIONAL INFORMATION REQUESTED. Requesting plat plan with dimensions to property line for all proposed work.**
5. **Melissa Good - TH - 1845 Eagles Ridge** - Remove existing deck and replace in same dimensions with composite Timber Tech - Coconut Husk. Installed to manufacturers specifications. Existing railing will remain and composite top cap added. All construction debris to be removed daily. **Approved 26-036**
6. **Anthony Davis - TH - 1902 Hightop** - Pressure wash both decks, sand any rough surfaces and then stain using Sherwin Williams Spicewood SW3021 **Fast Track. Approved 02-033**
7. **Tom Balaban - TH - 1314 West Ridge Dr.** - Paint the entire unit: siding, trim and doors. All surfaces will be prepped and painted; Siding-Driftwood SW3027, Trim-Kings Canyon SW3026 and Doors-Rookwood Red SW2802. **Approved 26-037**
8. **Dennis & Patricia Carroll - SFH - 296 Imperial Rd** - Cut and split logs from trees cut down in November 2025 to be added to existing wood pile under deck. **Approved 26-038**
9. **Matthew & Dana Malin - TH - 1605 Snowfield Court** - Replace 2.6 trim boards (rear left side of unit.) Replace 6-16 liner feet of trim and possible siding depending on damage. ***If siding is needed you must let HV Foundation office know.*** **Approved 26-039**
10. **Heather Baranowski - TH - 584 Maple Court**- Repaint house with approved colors, repairs to siding and trim using existing product and remove entire gable siding using LP lap siding in place of the hemlock. **Approved 26-040**
11. **Becky McKinley-SF-311 Lake Road**- Remove (4) trees in front of the deck - not healthy. **Approved 26-041**
12. **Dennis Doas-TH-1765 Greenfield Tr.** - **remove tree** between 1765 and 1766. **Must be replaced with tree off approved list and recommend a smaller species.** **Approved 26-042**

13. Estate of Patrica Murphy (Connor Murphy)- SF - 698 Gardner Rd - Removal of split deciduous tree threatening safety of property; 7-9-inch diameter. Removal of fallen spruce tree 4-6 inches in diameter.
14. Rachel Urosek (Eric) - SFH - 1753 Greenfield Dr. - Cut down 3 trees behind house for planned addition (will submit ACC). Neighbor must agree to cutting down tree tagged #1. 2 Trees on left of house need to be trimmed. Currently leaning over the roof **Approved 26-044**

**Next ACC meeting is scheduled for  
Friday, April 17, 2026, at 9 AM**

Shane Spinneweber - Condo - 1135 Gristmill LN - install ring doorbell.  
Followed up on April 3<sup>rd</sup>. MB to Follow up with the condo board.

Ann Morgan - Condo - 5024 Summit View Ct - Install Underdecking. Condo Board approved moved to April 17<sup>th</sup> meeting.

Susan Pokorney-Condo- 5048 Summit Dr- installation of Underdecking done w/o ACC Permit: Condo Association Decision- Still awaiting recommendations.

**HIDDEN VALLEY FOUNDATION, INC.**  
**ARCHITECTURAL CONTROL COMMITTEE MEETING**  
**AGENDA**  
**Friday, April 17, 2026, 9:00 AM**

Committee members are Donna Courson, Rob Hanlon, Dennis Carroll, John McGrail, Mike Mikolich, Richard Miller, John Dickinson and John Eddy. Board Liaison- Dan Friday.

1. **Chris & Debbie Meinert – TH- 2704 Powder Ridge** – Updated 2024 permit for homeowner to complete mudroom themselves – Fast Track. 26-045
2. **Frank Whitcomb-TH-527 Kooser** – Place 24x24 pavers as entry walk. Approved #026-046 Note: Must have gravel/sand base for pavers. Sloped away from building entrance for drainage.
3. **Frank Whitcomb-TH-565 Pine Ct** - Install new roof, Owens Corning Brown Wood. Approved #26-048. Note: Shingles must be dimensional. Clean up daily.
4. **Anne Morgan - Summit Condo - 5024 Summit View CT** - Install under deck ceiling system per attached description. Condo Board Approved. Approved #26-049
5. **Ed and Deb Binkley-TH-1628 Snowfield Way** - Remove wood siding, replace/repair house wrap flashing and sheeting as needed. Replace siding with Hardie Board – Iron Grey and replace window/door trim with Hardie Board- Arctic White to match required color scheme. Remove rear flood light and replace it with outdoor GFCI outlet. Approved #26-050
6. **Todd Boslau-TH-1921 S. Ridge Ct.** – Replace 9 exterior windows with Impervia Fiberglass brown exterior new construction windows with nail fin installed to warranty standards. Approved #26-051 Note: Please keep new construction fins on windows and trim accordingly.
7. **Marie Pfab- TH - 578 Laural CT**- Install Mitsubishi MXZ-5D36NL heat pump on side of townhouse parallel to Gardner Road. Line set will be enclosed in slim duct and painted to match house. Approved #26-052
8. **Angela & Frank Johnson - Summit Condo A – 5314 Summit Dr.** – Replacement of 4 windows and 1 sliding glass door. New Construction Windows. Approved #26-053
9. **Jacki McElhaney & Gerry Durishin - Zero Lot – 1754 Greenfield** – Replace front door with same type door: 60x80 two panel(light) door SW7584 Red Theater. Approved #26-047
10. **Long & Stephanie Pham -TH – 31 Craighead Drive** – Replace roof with 32 Craighead using 3-tab shingles in Bark Brown Color. Denied – must be dimensional 2 tab and must have ice guard applied to full roof. Re-Apply
11. **Robert & Bob Brunner – TH – 32 Craighead Drive** – Replace roof with 31 Craighead Drive using 3-tab shingles in Bark Brown Color. Denied – must be dimensional 2 tab and must have ice guard applied to full roof. Re-Apply
12. **Breneman- TH- Jay & Betty Breneman -1702 Snowfield** – Remove lower siding from rear of house to access and insulate chimney. Replace entire back wall and chimney area with LP & caulk accordingly. Approved #26-054
13. **Dennis & Regina Stover – TH - 4510 Nordic Way** – Remove section of siding to remove existing fireplace. Replace unit. Replace siding and touch up paint as needed. Approved #36-055 Note: repairs must be re-painted in same color as existing.
14. **Becky McKinley – SFH- 311 Lake Road** – Remove existing wooden pads and replace with poured concrete. Approved 26-056 Note: recommend use sidewalk standards for concrete installation.
15. **Becky McKinley -SFH-311 Lake Road** – Install firepit behind house. Adding gravel/crushed stone in firepit area utilizing a removeable metal ring firepit 24”wide. Approved #26-057 Note: Fire Code – firepit must be 10’ from structures and 15’ from overhead branches.

16. **Kim & Christopher Miller – TH – 1823 Eagles Ridge** – Replace windows – new construction. **Approved #26-058**
17. **Eric Ash (Yolo Holdings) – TH – 530 Kooser Circle** – Replace windows – new construction. **Under further investigation.**
18. **Joan Holets – Condo – 5035 Summit View - Condo Approved** – Replace front/back sliding windows/doors. **Approved #26-059**
19. **Shane Spinneweber – Highlands Condo – 1135 Gristmill Lane** – Ring Doorbell. **Condo drafted letter stating that they stand down and allow existing laws to govern the pervasive installation of Ring devices. The HOA requests the least invasive attachment to the HOA exterior, as any water penetration would be homeowner responsibility.**

**Painting or Staining ONLY - Listed for historical purposes only. No permit needed**

20. **Melinda Johnson - TH- 510 Kooser Circle** – Power wash and stain stairs and decks.
21. **Eugene E. Fike – TH -4528 Nordic Way** – Painting exterior as present: Siding- Peppercorn SW7674, Shakers-Pewter Cast SW7673, Trim-Greek Villa SW7551.
22. **Dave Wagger- Zero Lot – 2701 Powder Ridge** – Re-stain deck using Spicewood
23. **Matthew Mawhinney - SF - 1743 Hightop Dr** - Repaint house, garage and deck in same colors
24. **Robert McCall- TH-1928 South Ridge Way** – Stain deck with Jerry Moody.
25. **McKinley – SFH – 255 Lake Rd** – Security called in that they are painting the house same color.

**Next ACC meeting is scheduled for  
Friday, May 1<sup>st</sup>, 2026, at 9 AM**



## HIDDEN VALLEY FOUNDATION, INC.

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### **COMMITTEE MEETING REPORT**

**Committee Name:** Rules and Regulations

**Committee Mission/Range of Responsibility:**

The role of the Rules and Regulations Committee is covered by Article XII, Section 1 (e) of the Bylaws, which states that

The Rules and Regulations Committee shall advise the Board of Directors on matters requiring the adoption of rules, regulations or guidelines for the use and enjoyment of all Community Properties and facilities of the Foundation. When directed by the Board, the Rules and Regulations Committee shall develop and draft rules, regulations and guidelines for the use and enjoyment of all Community Properties and facilities of the Foundation which shall be reviewed and approved by the Board.

**Meeting Date:** May 6th, 2026

**Committee members (Chris Taylor, Jim Zern, Toni Oster, John Eddy, Laura Moyer), Board liaison (Lisa Borrelli Dorn) and HVF staff (Anna Holloway) attended:**

**Meeting Agenda topics:**

1. Review Progress on Fine schedule / Policy Linkage project
2. Approval of EV charger installation
3. Feedback from Board meeting

**Key discussions summary/recommendations:**

1. Toni Oster and Laura Moyer presented progress on the project to link policies to the master fine schedule. Great work by this team to progress this task. Next steps will be to complete the process, fully vet the work product for completeness, and then present it to the board for approval and adoption.
2. As a result of the EV charger installation approval the R&R committee will proactively link with the clean energy committee to assist in the development of an applicable policy related to the use of the EV charging station. Thanks to Jim Zern for leading this effort
3. Board Liaison (Lisa Borelli Dorn) communicated the following feedback from the recent Foundation Board Meeting

- a. As a result of the work to close in the pavilion the committee will be asked to support an update of the policy to reflect these upgrades
- b. Committee may be asked to support changes to the noise policy related to use of generators. However, resolution is needed on a current appeal in process

**Action/decisions to be presented to the Board:**

- Action by the Board to provide an update as to the timing of decision on Fire Pit and Grills on common property. This will allow the R&R committee to set the timeline for the policy review
- Clarification around timing for review and support of Pavilion use policy, and the noise policy
- Update on the progress of the CC&R review

**Next Meeting: June 17<sup>th</sup>**



## HIDDEN VALLEY FOUNDATION, INC.

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### **MarCom COMMITTEE MEETING REPORT - April 14, 2026**

**Committee Name:** MarCom

**Committee Mission/Range of Responsibility:** To provide homeowners access to information on area, regional, and Foundation sponsored activities.

**Committee Objectives:**

Roll out new website in May 2026

Provide opportunities for HV community to come together socially

Recruit new members for MarCom

Refresh the Weekly Update (Mountain Life is Calling)

**SLRP Objectives and status:**

Complete rollout of new website

Refresh the weekly update and other communication tools

**Meeting Date/Time:** 2<sup>nd</sup> Tuesday of the month, 7:00pm via Zoom

**Committee members, Board liaisons and HVF staff in attendance:**

John Eddy & Janet Dickinson Co-Chairs, Pat McGrail – Board Liaison,

Dan Millett, Jill Neely, Wendy Clayton, Temp member – John Wolffe (website)

**Meeting Agenda topics:**

Website update - Roll out new website in May 2026

1. Increase Homeowners meeting participation & MarCom member participation.
2. New Ideas for Hidden Valley Merchandise – Pizza Cutter, HV Cutting Board
3. Review the Annual Calendar for “Saturdays with Neighbors” - (John Eddy has scheduled “Coffee with Neighbors for each month throughout the year).

**Key discussions summary/recommendations:**

1. Dan Millett/Anna Holloway provided status of website. Committee will begin reviewing and providing feedback by May 12, 2026. Members will consolidate feedback and send it to Dan the following week.
2. This was tabled until April meeting. Jill and Wendy will meet offline to talk about social media for 2026 and report back at the next meeting. Since Jill was unable to join us this was not discussed.

**Action/decisions to be presented to the Board:** None

**Next Meeting:** May 12, 2026



## HIDDEN VALLEY FOUNDATION, INC.

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### **COMMUNITY SAFETY & SECURITY COMMITTEE MEETING REPORT**

#### **Committee Mission/Range of Responsibility:**

The mission of the Community Safety Committee is to plan for and meet the safety challenges of our community today and in the foreseeable future.

#### **2026 Objectives and status:**

1. Develop method for EMR notification directly from Somerset County 911 dispatch and have a team of CPR-trained volunteers to respond to cardiac arrests at HVF. **(SLRP)**
  - In progress
2. Develop catastrophic-level emergency plan to ensure coordination with local authorities, situational response, staff and authorized volunteer assignments, including decisions and communications trees, for various types of events (initiating lock down, evacuation, etc.) **(SLRP)**
  - Trained CERT team, emergency plan to be developed
3. Identify potential general safety concerns within the HVF community and develop strategies to mitigate any associated risk.
  - On-going
4. Encourage fire safety within the HVF community using homeowner education of best practices, and recommendations of proven fire safety products.
  - On-going

**Meeting Date:** April 13, 2026

**Committee members, Board liaisons and HVF staff in attendance:** John Eddy, Walt Stoy, Dave Waldschmidt, Steve Gonzalez, Eric Hardy, Bev Zern, Lisa Borelli Dorn, Anna Halloway

#### **Meeting Agenda topics/Key discussions summary/Recommendations:**

1. As directed by the Board of Directors at our Safety Committee/Board of Directors meeting on 2/20/26, for liability reasons, the Safety Committee will cease efforts to coordinate a HVF-sponsored volunteer cardiac response team.
2. Safety Committee has arranged for unused/expired fire extinguishers to be disposed of as part of the April 18 – 19 HVF Clean Up weekend.
3. Safety Committee is researching a cost-effective means to add security cameras to key traffic points along Gardner Road to capture all vehicles accessing the HVF community. Components will be moveable to record any problematic areas for any reason.

#### **Action/decisions to be presented to the Board:**

Nothing at this time

**Next Meeting:** May 11, 2026

## Board Update – May 15<sup>t</sup>, 2026

**Committee Name:** Environmental Stewardship and Landscape

**Mission Statement:** To protect and enhance our natural environment by maintaining stewardship of our forest and landscape with sustainable forestry practices through the establishment of an integrated landscape and stewardship program for the Hidden Valley Community.

### Strategic Objectives:

Status	5.3.1 Goals
Complete	Homeowner Value 4. Consolidate oversight of landscaping, forestry, and groundwater management within an assigned committee/HVF function
In Progress	Homeowner Value 4. Create an integrated “Landscape Stewardship Plan” putting together the forester’s study and stormwater management recommendations, with prioritized common area and neighborhood landscaping initiatives.
Complete	Homeowner Value 4. Update Tree Removal Policy to support Stewardship Plan
In progress	Quality of Life 2. Coordinate with landscaping to maintain green environment of overall community
In progress	Safety & Security 4. Continue to implement best forestry practices detailed in the forestry consultant’s report

**Committee Meeting Date:** May 9<sup>th</sup>, 2026

**Members Present:** Alicia Bitzer, Linda Lackey, Anna Holloway, Rick Etling

**Actions/Decisions to be presented to the board: The Committee would like to request one/half hour to present our “Landscape Stewardship Plan” to the board. Creating this Plan is a major goal for this committee as identified by the SLRP.**

### Meeting Minutes:

1. Meeting Time - Agreed upon new meeting time of 1<sup>st</sup> Thursday of the Month at 5:00 pm. Hoping this will work for those who come to HV on Thursday evenings and like the chance to meet in person and for those individuals who are still working.
2. Invasives – Spring Cleanup volunteers identified several areas of Multiflora Rose. We discussed the opportunity to host a volunteer day to attack a few of these areas and concluded on the following process:
  - a. Obtain permission from Pat McGrail to move forward with this

- b. Identify exactly how we will attack the invasive (cut only or cut and treat).  
Most effective process:
    - i. Cut canes to the ground
    - ii. Immediately apply 50% glyphosate or 50% triclopyr to the cut surface
    - iii. Best to do July through September (we had discussed June 12 but perhaps better to delay)
  - c. Put a notice in the weekly newsletter that we are looking for max of 10 volunteers. Need to keep the group small for this first adventure.
  - d. Volunteers would sign a liability waiver since we are using tools and possibly chemicals.
  - e. If successful, we could expand this pilot into more invasive cleanup days.
3. Ground Cover – Anna received the estimate from JML to replace the mulch at the Summit with ground cover in the amount of \$12,000. At the same time, the Summit board advised Anna that they would not like to have mulch placed at the Summit area at all due to the way the hillside drains down toward the building. So, we may look at both a different area and different process to pilot ground cover.
4. HVF Budget FY – 27 – Anna reported the following regarding tree removal/replacement:
- a. \$45,000 has been proposed for Tree Trimming
  - b. \$50,000 in the Capital budget for Large Tree Area removal/replacement
  - c. Budget still needs to be approved by the Board
5. Landscape Stewardship Plan – we reviewed a PowerPoint overview highlighting key objectives for the Plan as well as Rick’s proposed 5-3-1 timeline. Some revisions were noted, after which we would like to present this overview to the Board. Rick advised requesting a ½ hour meeting with the board to present prior to the next Board Meeting. If approved, we could move forward with more pilot projects by advising the board of each project in advance for approval.

**Action Items:**

- 1. Anna – update new meeting times in HVF calendar including link for on-line
- 2. Linda – Update Landscape Stewardship Plan Powerpoint Presentation and request permission from Board for ½ hour review
- 3. Team – consider a date later in June or early July for multiflora rose cleanup



## HIDDEN VALLEY FOUNDATION, INC.

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### **COMMITTEE MEETING REPORT**

**Committee Name:** Long-Term Growth Impact Working Group

**Committee Mission/Range of Responsibility:**

*“Identify and plan for the changes that will impact the long-term viability of the Hidden Valley Community”*

**Committee Objectives:**

A Program of Work for 2026 has yet to be established. It is anticipated to be finalized for approval by the Board at the June meeting.

**SLRP Objectives and status:**

1. Forecast and quantify growing demand for services and amenities accompanying residential growth.
2. Evaluate trajectory of growth in rental properties

**Meeting Date/Time:** April 27, 2026 @ 5:00 PM (in person and virtual)

**Committee members, Board liaisons and HVF staff in attendance:**

In person – Pat McGrail, Rick Etling, Mike Roberts, Liz Snyder, Sherrie Marafino

Virtual – Jim Zern, Bob Kollar, Chris Umble, Tom Molenda, Hayden Blazer

Absent – Anna Holloway

**Meeting Agenda topics:**

1. Develop a Program of Work for 2026
2. Discuss data analytics in support of the Program of Work for 2026

**Key discussions summary/recommendations:**

Discussion at the onset of the meeting resulted in two things:

1. This committee was pursuing a course much broader than the objectives of the SLRP outcome and Board initiatives.
2. Current mission statement was too broad.

3. Mission statement was redefined as:

*“Evaluate the future impact of residential growth and rental activity on the demand for the Foundation’s services, amenities and infrastructure.”*

4. Redefine DRAFT of the Program of Work for 2026 (to be included on the agenda for the meeting to be held June 1, 2026 @ 5 PM).

Draft – Program of Work for 2026  
(to be redefined and aligned with the updated mission statement)

*Identify key events and scenarios to potentially influence the long-term viability of the Hidden Valley community over the next 5–10 years. For each scenario, outline the associated opportunities (aspirations) and challenges.*

*Engage with relevant working committees—primarily chairpersons—to gather insights on potential opportunities and challenges facing Hidden Valley over the next 5–10 years.*

*Provide the Board with information and analysis to support the ongoing relationship with Highland Ventures/Vail Resorts, with the understanding that appropriate information may be shared with the committee.*

*Identify, collect, and analyze relevant data sources to support evaluation of the events and scenarios affecting the Hidden Valley community over the next 5–10 years.*

**Action/decisions to be presented to the Board:**

Amend the mission statement as approved previously:

**From:** *“Identify and plan for the changes that will impact the long-term viability of the Hidden Valley Community”*

**To:** *“Evaluate the future impact of residential growth and rental activity on the demand for the Foundation’s services, amenities and infrastructure.”*

**Next Meeting:** Monday, June 1, 2026 @ 5:00 PM (in person and virtual)



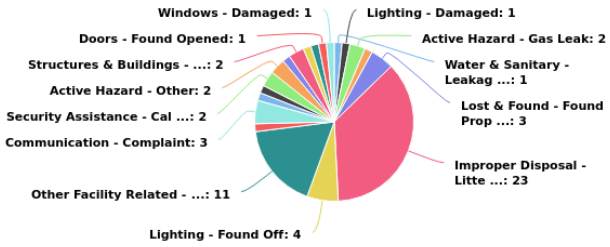
## HIDDEN VALLEY FOUNDATION Incident Analysis 04/01/2026 - 04/30/2026

# Multi-dimension Overview

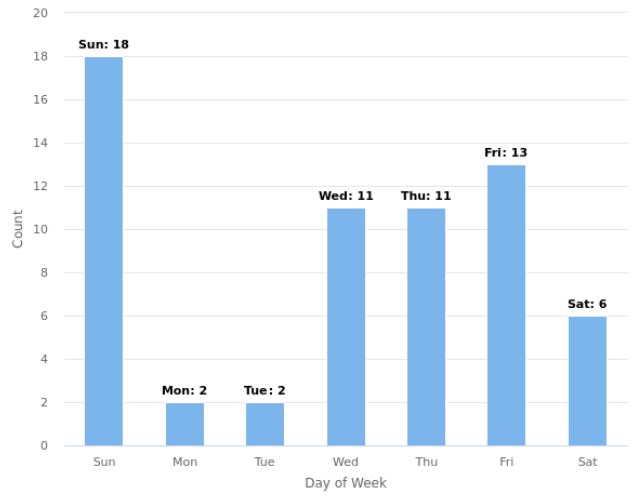
04/01/2026 - 04/30/2026



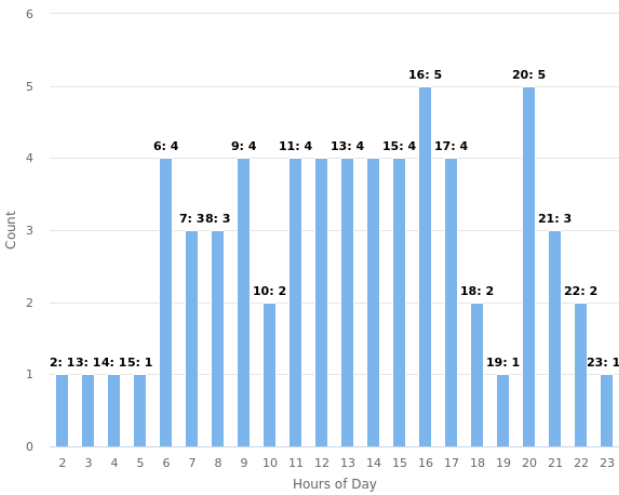
## Incident Category



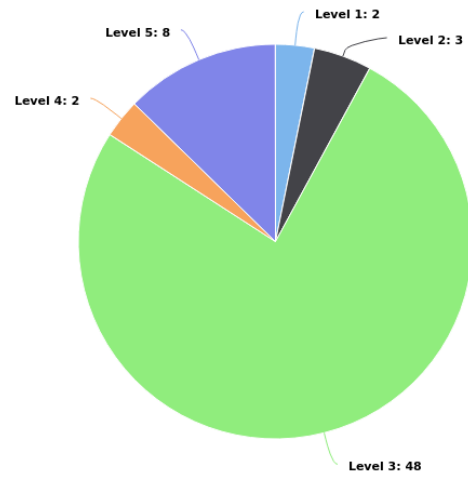
## Day of Week



## Hours of Day



## Incident Severity Level (1-5)



# Incident Category by Day of Week

04/01/2026 - 04/30/2026



Incident Category	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
Water & Sanitary - Leakage				1				1
Lighting - Damaged				1				1
Active Hazard - Gas Leak				2				2
Potential Hazard - Electrical						1		1
Lost & Found - Found Property	1			1		1		3
Improper Disposal - Littering	14			2	5	1	1	23
Lighting - Found Off				3	1			4
Other Facility Related - Client Policy Violation	2	1		1	2	4	1	11
Other Health & Safety - Animal Disruption						1		1
Communication - Complaint					1	2		3
Dispatched - Incident Unknown							1	1
Dispatched - No Incident					1			1
Security Assistance - Call For Assistance						1	1	2
Active Hazard - Other	1		1					2
Medical - Other					1			1
Structures & Buildings - Other			1				1	2
Vehicle & Parking - Other						1		1
Doors - Damaged		1						1
Doors - Found Opened						1		1
Windows - Damaged							1	1
<b>Total</b>	<b>18</b>	<b>2</b>	<b>2</b>	<b>11</b>	<b>11</b>	<b>13</b>	<b>6</b>	<b>63</b>

**HIDDEN VALLEY FOUNDATION, INC.  
PROPOSED OPERATING BUDGET**

**FOR THE FISCAL YEAR  
JULY 1, 2026 TO JUNE 30, 2027**

**BUDGET COMPARISON - FY27 PROPOSED BUDGET VS FY26 BUDGET**

HIDDEN VALLEY FOUNDATION, INC.

	<b>FY 27 PROPOSED BUDGET</b>	<b>FY 26 APPROVED BUDGET</b>	<b>FY 27 vs. 26 Favorable (Unfavorable)</b>	<b>COMMENTS</b>
<b>Budget Category</b>				
<b>REVENUE:</b>				
Assessments	\$ 2,925,578	\$ 2,817,004	\$ 108,574	Planned assessment increase of 4% for FY27 due to contractual increases in Security and Grounds Maintenance, anticipated increases in utilities, health and general insurance and reserve replacement fund contribution.
Fees and Other	<u>241,384</u>	<u>230,984</u>	<u>10,400</u>	
<b>TOTAL REVENUE</b>	<b>\$ 3,166,962</b>	<b>\$ 3,047,988</b>	<b>\$ 118,974</b>	
<b>EXPENSES:</b>				
Labor	<b>733,981</b>	708,014	(25,967)	Budget includes eight (8) full-time positions and one (1) part-time positions. Assuming 3% increase for the new fiscal year. Lifeguard hourly rate remains at \$20 per hour to be competitive.
Payroll Taxes	<b>66,180</b>	64,600	(1,581)	
Employee Benefits	<b>109,397</b>	102,266	(7,131)	Budget includes employer/employee split of 73%/27% for medical. Dental and vision coverages provided at 100% for participating employees. Timing of budget coincides with open enrollment period for benefit renewal 6/1/2026, which has allowed for more accurate budgeting process. 9.7% increase in medical insurance and 4% in dental. No increase in other benefits.
Grounds Maintenance	<b>606,194</b>	587,712	(18,482)	Amounts based upon JML landscaping contract for FY26 and additional non-contract items.
Snow Removal	<b>280,000</b>	240,000	(40,000)	Budget increase due to significant increase in snow fall in winter 2025 and 2026. Contract expires 3/1/2027. Mixed rate % increase over FY26 per contract with 2.5% contractual rate increase through 2/28/2027 and 4% renewal estimate through 6/30/2027.
Security	<b>278,151</b>	270,312	(7,839)	Savings with Trash Removal and Recycling Contract
Utilities and Trash Removal	<b>160,566</b>	182,033	21,467	
Professional Fees	<b>113,300</b>	117,300	4,000	Minor decrease overall compared to FY25.
Vehicles and Equipment	<b>34,280</b>	39,725	5,445	Older truck with significant repair cost traded in; estimated 30% increase in fuel expense.
Facilities Maintenance	<b>46,560</b>	45,640	(920)	Slight increase in costs for facility cleanings.
Maintenance Supplies	<b>34,000</b>	34,000	-	No significant changes in budget amount.
Pools	<b>24,950</b>	24,950	-	No significant changes in budget amount.
Office Expenses	<b>62,200</b>	63,200	1,000	No significant changes in budget amount.
Insurance	<b>77,749</b>	64,345	(13,404)	Anticipated 5% increase in annual premiums.
Other Expenses	<b>75,450</b>	71,650	(3,800)	No significant changes.
Activities (Rec./Social committees)	<b>25,850</b>	25,850	-	No significant changes.
Shuttle Service Agreement	<b>42,142</b>	40,086	(2,057)	Estimated hourly rate increase from \$92 FY26 actual to \$94 for FY27 (2.2% increase).
<b>TOTAL EXPENSES</b>	<b>2,770,951</b>	2,681,682	(89,269)	Increase in total budgeted operating expenses compared to prior year based on changes noted in the various categories.
Operating Income Before Transfers to Reserves	<b>396,011</b>	366,305	29,705	
Less: Transfers to Reserves	<b>385,700</b>	355,700	30,000	Reserve Funding consistent with Reserve Study recommendation. \$30,000 increase recommended for FY27.
<b>NET SURPLUS AFTER TRANSFERS TO RESERVES</b>	<b>\$ 10,311</b>	\$ 10,606	\$ (295)	

PROPOSED DETAILED OPERATING BUDGET - FY 27							
Hidden Valley Foundation, Inc.							
July 1, 2026 to June 30, 2027							
Account Title	FY27 Proposed Annual Budget	FY26 Annual Budget	FY26 Projected Annual Actual as of 03/31/2026	Fav/(Unfav) to Budget Projected '26 vs. Annual Budget	Actual YTD Nine Months Ended 3/31/26	Actual Year Ended June 30, 2025	
<b>OPERATING INCOME</b>							
<b>Assessment Income</b>							
HVF Foundation Assessment	\$ 2,133,722	\$ 2,055,100	\$ 2,053,724	\$ (1,376)	\$ 1,540,925	\$ 1,993,862	
Foundation Assessment-Highlands	365,472	351,648	351,648	-	263,736	341,280	
Foundation Assessment-South Ridge	76,140	73,260	73,260	-	54,945	71,100	
Foundation Assessment-Summit Village	289,332	278,388	278,388	-	208,791	270,180	
Foundation Assessment-Summit Village II	60,912	58,608	58,608	-	43,956	56,880	
<b>TOTAL ASSESSMENT INCOME</b>	<b>2,925,578</b>	<b>2,817,004</b>	<b>2,815,628</b>	<b>(1,376)</b>	<b>2,112,353</b>	<b>2,733,302</b>	
<b>Other Income</b>							
Interest Income - Operating	5,000	2,700	398	(2,302)	338	10,019	
Reserve Interest	1,000	1,000	1,720	720	1,300	3,876.24	
Investment Income-Guyasuta	35,000	35,000	45,604	10,604	36,854	45,757.09	
Investment Income-Somerset B&T	30,000	30,000	32,363	2,363	24,863	34,851.90	
Interest Income - CDARS	12,000	18,300	21,474	3,174	18,174	13,423	
South Ridge Great Room/Pavilion Rental	5,000	5,750	4,062	(1,688)	2,625	3,125	
House Numbers	400	400	155	(245)	95	170	
Advertising/Web Site Income	5,000	5,000	3,500	(1,500)	3,500	3,420	
Phone Directory Advertising	15,000	15,000	9,275	(5,725)	9,275	8,900	
Pool Income	1,500	1,000	1,620	620	954	1,644	
Gain on Sale of Equipment	-	-	31,031	31,031	31,031	4,000	
Developer Contribution	270	270	-	(270)	-	-	
1st Citizens - Shared Revenue	750	600	953	353	728	788	
Other Income	5,000	5,000	3,468	(1,532)	2,218	4,327	
<b>TOTAL OTHER INCOME</b>	<b>115,920</b>	<b>120,020</b>	<b>155,624</b>	<b>35,604</b>	<b>131,954</b>	<b>134,301</b>	
<b>Fee Income</b>							
Service Agreement-Highlands	10,368	10,368	10,368	-	7,776	10,368	
Service Agreement-South Ridge	2,160	2,160	2,160	-	1,620	2,160	
Service Agreement-Summit Village	8,208	8,208	8,208	-	6,156	8,208	
Service Agreement-Summit Village II	1,728	1,728	1,728	-	1,296	1,728	
Foundation Maintenance Services	8,000	8,000	3,480	(4,520)	1,740	5,536	
Entrance Fees	60,000	48,000	48,000	-	36,000	53,250	
Resale Certificate Fees	12,000	12,000	12,595	595	9,015	14,415	
Late Fees	8,000	10,000	6,498	(3,502)	3,998	6,637	
Collection/Administration Legal Fees	2,500	2,500	1,256	(1,244)	631	4,939	
NSF Fees	-	-	30	30	30	20	
Fines and Violations Income	7,500	3,000	5,050	2,050	4,300	8,100	
Excavator Rent Income	5,000	5,000	1,600	(3,400)	-	1,600	
<b>TOTAL OTHER INCOME</b>	<b>125,464</b>	<b>110,964</b>	<b>100,973</b>	<b>(9,991)</b>	<b>72,562</b>	<b>116,962</b>	
<b>TOTAL OPERATING INCOME</b>	<b>3,166,962</b>	<b>3,047,988</b>	<b>3,072,224</b>	<b>24,236</b>	<b>2,316,869</b>	<b>2,984,564</b>	
<b>OPERATING EXPENSES</b>							
<b>LABOR:</b>							
<b>Administrative Labor</b>							
P/R-Administrative	364,393	350,606	341,999	8,607	263,172	336,975	
<b>TOTAL ADMINISTRATIVE LABOR</b>	<b>364,393</b>	<b>350,606</b>	<b>341,999</b>	<b>8,607</b>	<b>263,172</b>	<b>336,975</b>	
<b>Maintenance Labor</b>							
P/R Vacation/Holidays/Sick Time Off Maint.	22,006	29,894	28,505	1,389	21,031	20,390	
P/R-Equipment Maintenance	23,634	22,324	19,035	3,289	13,454	21,899	
P/R-Pool Maintenance	13,386	15,013	17,783	(2,769)	7,774	12,403	
P/R-Lamp Post Maintenance	18,175	8,688	10,646	(1,958)	8,474	16,841	
P/R-General Maintenance	34,395	37,292	36,001	1,291	26,678	31,870	
P/R-Snow Removal	50,891	30,007	47,469	(17,462)	47,469	47,155	
P/R-Dumpsters	23,420	7,713	14,100	(6,387)	12,172	21,701	
P/R-Vista Bldg/Summit Village	4,381	9,615	6,887	2,728	4,483	4,059	
P/R-SVII Condo	35	304	112	192	36	32	
P/R-Highlands Condo	1,611	871	1,029	(159)	811	1,493	
P/R-South Ridge Condo	230	656	235	421	71	213	
P/R-Grounds Maintenance	69,337	93,559	63,224	30,335	39,834	64,246	
P/R-Special Projects	5,586	2,971	18,952	(15,981)	18,209	5,176	
<b>TOTAL MAINTENANCE LABOR</b>	<b>267,088</b>	<b>258,908</b>	<b>263,978</b>	<b>(5,070)</b>	<b>200,497</b>	<b>247,477</b>	

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<b>Pool Labor</b>							
P/R-Lifeguard	85,000	83,000	81,072	1,928	60,072	97,889	
P/R-Pool Manager	13,000	12,000	12,406	(406)	7,906	16,057	
P/R-Snack Shack Labor	1,500	1,500	1,577	(77)	1,008	1,906	
P/R Summer Day Program	3,000	2,000	3,129	(1,129)	3,129	3,481	
<b>TOTAL POOL LABOR</b>	<b>102,500</b>	<b>98,500</b>	<b>98,185</b>	<b>315</b>	<b>72,116</b>	<b>119,333</b>	
<b>TOTAL LABOR</b>	<b>733,981</b>	<b>708,014</b>	<b>704,162</b>	<b>3,852</b>	<b>535,786</b>	<b>703,785</b>	
<b>Payroll Taxes</b>							
P/R Tax-FICA	46,975	45,313	41,890	3,423	31,908	41,994	
P/R Tax-Medicare	9,175	8,850	9,794	(944)	7,462	9,542	
P/R Tax-FUTA	993	969	1,191	(222)	707	1,245	
P/R Tax-SUTA	9,038	9,468	12,382	(2,915)	7,648	9,335	
<b>TOTAL PAYROLL TAXES</b>	<b>66,180</b>	<b>64,600</b>	<b>65,257</b>	<b>(658)</b>	<b>47,725</b>	<b>62,116</b>	
<b>Employee Benefits</b>							
Medical Insurance	82,232	73,923	71,480	2,443	55,722	65,397	
Dental Insurance	3,836	4,049	3,620	429	2,766	3,537	
Vision Insurance	942	1,067	927	140	706	1,022	
Life & Disability Insurance	7,924	7,703	7,263	440	5,541	6,800	
Simple IRA/401K	14,463	15,523	10,637	4,886	7,958	10,079	
<b>TOTAL EMPLOYEE BENEFITS</b>	<b>109,397</b>	<b>102,266</b>	<b>93,927</b>	<b>8,338</b>	<b>72,694</b>	<b>86,836</b>	
<b>Grounds Maintenance</b>							
Landscaping	5,000	5,000	5,478	(478)	3,811	14,152	
Path Maintenance	2,000	2,000	1,926	74	926	2,485	
Pond Maintenance	10,000	10,000	9,641	359	4,641	9,790	
Tree Trimming	45,000	45,000	45,000	-	40,260	43,350	
Storm Drains	10,000	10,000	10,000	-	4,836	10,168	
Storm Damage	2,000	2,000	2,000	-	-	-	
Line Striping	18,000	9,600	18,000	(8,400)	-	9,065	
Beautification (JML)	17,629	17,284	17,284	-	4,407	16,746	
Mulching (JML)	78,322	76,785	85,735	(8,950)	-	78,142	
Fertilization (JML)	30,206	29,613	31,208	(1,595)	20,466	29,810	
Pruning & Trimming (JML)	29,354	28,779	30,893	(2,114)	30,893	27,898	
Spring Cleanup (JML)	50,427	49,438	49,438	-	-	49,451	
Leaf Removal (JML)	31,487	30,870	30,870	1	30,870	28,838	
Street Sweeping (JML)	47,827	46,890	46,225	665	46,225	48,087	
Lawn Mowing (JML)	228,941	224,453	224,506	(53)	224,506	215,186	
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>606,194</b>	<b>587,712</b>	<b>608,202</b>	<b>(20,490)</b>	<b>411,839</b>	<b>583,168</b>	
<b>Snow Removal</b>							
Snow Plowing	33,000	33,000	26,948	6,053	26,948	38,973	
Snow Shoveling	150,000	105,000	209,945	(104,945)	209,945	201,855	
Snow/Salting	85,000	90,000	51,662	38,338	51,662	110,228	
Anti-skid	2,000	2,000	3,406	(1,406)	3,406	5,919	
Skid Loader-Rental	10,000	10,000	6,890	3,110	6,890	5,844	
<b>TOTAL SNOW REMOVAL</b>	<b>280,000</b>	<b>240,000</b>	<b>298,851</b>	<b>(58,851)</b>	<b>298,851</b>	<b>362,819</b>	
<b>Security</b>							
Security	278,151	270,312	268,760	1,552	201,182	264,723	
<b>TOTAL SECURITY</b>	<b>278,151</b>	<b>270,312</b>	<b>268,760</b>	<b>1,552</b>	<b>201,182</b>	<b>264,723</b>	
<b>UTILITIES:</b>							
<b>Water &amp; Sewage</b>							
Water-Highlands Center	500	750	314	436	314	300	
Water-South Ridge Center	750	750	387	363	387	351	
Water-South Ridge Pavilion	750	750	722	28	534	870	
<b>TOTAL WATER AND SEWER</b>	<b>2,000</b>	<b>2,250</b>	<b>1,422</b>	<b>828</b>	<b>1,234</b>	<b>1,521</b>	
<b>Electric</b>							
Electric-Highland Center	7,075	5,340	6,317	(977)	4,982	5,942	
Electric-South Ridge Center	16,929	13,890	15,115	(1,225)	11,642	13,335	
Electric-South Ridge Pavilion	2,020	2,444	1,803	641	1,192	1,583	
Electric-Post Lamps	56,403	51,000	50,360	640	37,610	46,588	
<b>TOTAL ELECTRIC</b>	<b>82,426</b>	<b>72,674</b>	<b>73,595</b>	<b>(921)</b>	<b>55,427</b>	<b>67,448</b>	

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July 1, 2026 to June 30, 2027							
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<b>Gas</b>							
Gas--Highland Center	2,500	2,500	2,938	(438)	2,580	2,286	
Gas--South Ridge Center	300	300	201	99	158	177	
Gas-South Ridge Pavilion	300	300	298	2	223	278	
<b>TOTAL GAS</b>	<b>3,100</b>	<b>3,100</b>	<b>3,437</b>	<b>(337)</b>	<b>2,962</b>	<b>2,741</b>	
<b>Trash &amp; Recycling</b>							
Trash Removal	71,240	97,382	96,534	848	78,224	87,813	
Recycling	1,800	6,627	10,131	(3,504)	9,681	25,171	
<b>TOTAL OTHER UTILITIES</b>	<b>73,040</b>	<b>104,009</b>	<b>106,666</b>	<b>(2,657)</b>	<b>87,906</b>	<b>112,984</b>	
<b>TOTAL UTILITIES</b>	<b>160,566</b>	<b>182,033</b>	<b>185,120</b>	<b>(3,087)</b>	<b>147,528</b>	<b>184,694</b>	
<b>Professional Fees</b>							
Payroll Service	6,000	6,000	6,093	(93)	4,593	5,762	
Enumerate Accounting System	11,000	11,000	9,840	1,160	7,090	9,454	
Legal Fees-General	20,000	20,000	19,149	851	16,899	7,039	
Legal Fees Collections	6,000	10,000	3,631	6,369	631	4,271	
Audit & Accounting Fees	25,000	25,000	23,516	1,485	23,516	24,018	
Investment Mgmt Fee Guyasuta	4,000	4,000	4,325	(325)	3,325	4,194	
Investment Mgmt Fee Somerset B&T	6,300	6,300	6,588	(288)	5,013	6,828	
Engineering	15,000	15,000	4,272	10,728	522	-	
Other Professional Services	15,000	20,000	6,665	13,335	665	9,750	
Insurance Consultant	5,000	-	-	-	-	-	
<b>TOTAL PROFESSIONAL FEES</b>	<b>113,300</b>	<b>117,300</b>	<b>84,080</b>	<b>33,220</b>	<b>62,255</b>	<b>71,316</b>	
<b>VEHICLES:</b>							
<b>Excavator</b>							
Excavator-Fuel	975	750	750	0	609	762	
Excavator-Maintenance	500	500	986	(486)	911	2,439	
<b>TOTAL EXCAVATOR EXPENSES</b>	<b>1,475</b>	<b>1,250</b>	<b>1,736</b>	<b>(486)</b>	<b>1,520</b>	<b>3,201</b>	
<b>Skid Loader</b>							
Skid Loader-Fuel	1,300	1,000	861	139	861	1,694	
Skid Loader-Maintenance	1,000	1,000	4,861	(3,861)	4,861	313	
Skid Loader-Snow Equip. Maint.	-	-	-	-	-	-	
<b>TOTAL SKID LOADER</b>	<b>2,300</b>	<b>2,000</b>	<b>5,722</b>	<b>(3,722)</b>	<b>5,722</b>	<b>2,006</b>	
<b>Steiner</b>							
Steiner-Fuel	260	200	334	(134)	334	475	
Steiner-Maintenance	1,500	1,500	509	991	509	4,214	
Steiner-Snow Equip. Maint.	-	-	-	-	-	-	
<b>TOTAL STEINER</b>	<b>1,760</b>	<b>1,700</b>	<b>844</b>	<b>856</b>	<b>844</b>	<b>4,690</b>	
<b>UTV (Kubota)</b>							
UTV-Fuel	1,300	1,000	691	309	441	460	
UTV-Maintenance	1,000	1,000	974	26	724	1,856	
UTV-Snow Equip. Maint.	-	-	-	-	-	-	
<b>TOTAL UTV (KUBOTA)</b>	<b>2,300</b>	<b>2,000</b>	<b>1,666</b>	<b>334</b>	<b>1,165</b>	<b>2,316</b>	
<b>F550 Pick-Up Truck</b>							
F550-Fuel	5,200	4,000	4,289	(289)	3,289	5,017	
F550-Maintenance	3,500	3,500	14,681	(11,181)	13,806	7,630	
F550-Snow Equip. Maint.	1,125	1,125	1,163	(38)	1,163	2,324	
<b>TOTAL F550 PICK-UP TRUCK</b>	<b>9,825</b>	<b>8,625</b>	<b>20,133</b>	<b>(11,508)</b>	<b>18,258</b>	<b>14,970</b>	
<b>Dodge Ram 5500 Truck</b>							
Dodge Ram 5500-Fuel	-	4,000	969	3,031	969	4,011	
Dodge Ram 5500-Maintenance	-	3,500	948	2,552	948	13,293	
Dodge Ram 5500-Snow Equip. Maint.	-	1,500	167	1,333	167	2,301	
<b>TOTAL DODGE RAM 5500 TRUCK</b>	<b>-</b>	<b>9,000</b>	<b>2,084</b>	<b>6,916</b>	<b>2,084</b>	<b>19,605</b>	

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<b>Miscellaneous Equip.</b>							
Misc. Equipment-Fuel	520	400	308	92	208	413	
Misc. Equipment-Maintenance	1,000	1,000	3,377	(2,377)	3,127	3,261	
Misc. Vehicle Supplies	3,250	3,250	1,708	1,542	896	2,163	
Misc. Equipment-Rental	-	-	740	(740)	740	2,075	
<b>TOTAL MISCELLANEOUS EQUIP.</b>	<b>4,770</b>	<b>4,650</b>	<b>6,133</b>	<b>(1,483)</b>	<b>4,970</b>	<b>7,912</b>	
<b>F350 Pick-Up Truck</b>							
F350-2006-Fuel	-	-	-	-	-	88	
F350-2006-Maintenance	-	-	-	-	-	-	
F350-2006-Snow Equip. Maint.	-	-	-	-	-	-	
F350-2024-Fuel	2,600	2,000	2,908	(908)	2,408	2,684	
F350-2024-Maintenance	2,000	2,000	3,418	(1,418)	2,126	3,502	
F350-2024-Snow Equip. Maint.	1,000	1,000	621	379	621	903	
<b>TOTAL F350 PICK-UP</b>	<b>5,600</b>	<b>5,000</b>	<b>6,947</b>	<b>(1,947)</b>	<b>5,155</b>	<b>7,177</b>	
<b>F350-2021 Pick-Up Truck</b>							
F350 2021-Fuel	3,250	2,500	3,872	(1,372)	3,247	3,342	
F350 2021-Maintenance	2,000	2,000	3,419	(1,419)	2,674	4,422	
F350 2021-Snow Equip. Maint.	1,000	1,000	3,133	(2,133)	3,133	1,581	
<b>TOTAL F350 PICK-UP</b>	<b>6,250</b>	<b>5,500</b>	<b>10,424</b>	<b>(4,924)</b>	<b>9,054</b>	<b>9,345</b>	
<b>F600-2025 Pick-Up Truck</b>							
F600 2025-Fuel	-	-	2,925	(1,372)	1,925	-	
F600 2025-Maintenance	-	-	2,784	(1,372)	1,909	-	
F600 2025-Snow Equip Maint.	-	-	724	(1,372)	724	-	
<b>TOTAL F600 PICK-UP</b>	<b>-</b>	<b>-</b>	<b>6,433</b>	<b>(4,117)</b>	<b>4,558</b>	<b>-</b>	
<b>TOTAL VEHICLE AND EQUIPMENT EXPENSES</b>	<b>34,280</b>	<b>39,725</b>	<b>62,121</b>	<b>(20,080)</b>	<b>53,330</b>	<b>71,222</b>	
<b>Facilities Maintenance</b>							
Facility Maintenance-Highlands Center	4,500	4,500	8,789	(4,289)	7,664	7,503	
Facility Maintenance-South Ridge Center	5,000	5,000	3,427	1,573	2,177	3,767	
Facility Maintenance-South Ridge Pavilion	750	750	1,002	(252)	815	5,615	
Facility Maintenance-HC Cleaning	10,020	9,840	9,800	40	7,340	9,600	
Facility Maintenance-SRC Cleaning	12,540	12,300	12,300	-	9,225	12,300	
Facility Maintenance-SRC Pavilion Cleaning	9,750	9,750	8,665	1,085	6,075	9,600	
Facility Maintenance-Dumpster Blinds	3,000	2,500	3,034	(534)	2,409	4,189	
Facility Maintenance-Shuttle Shelters	500	500	125	375	-	1,267	
Facility Maintenance-Animal/Pest Control	500	500	2,075	(1,575)	1,950	500	
Facility Maintenance-Firewood Box	-	-	2,851	(2,851)	2,851	546	
Facility Maintenance-General R&M	-	-	519	(519)	519	1,799	
<b>TOTAL FACILITIES MAINTENANCE</b>	<b>46,560</b>	<b>45,640</b>	<b>52,587</b>	<b>(6,947)</b>	<b>41,024</b>	<b>56,685</b>	
<b>Maintenance Supplies</b>							
Supplies-Tools	3,000	3,000	4,276	(1,276)	3,526	7,566	
Supplies-Misc.	5,000	5,000	7,467	(2,467)	6,217	6,648	
Supplies-Steps Repair	10,000	10,000	4,781	5,219	1,782	2,673	
Supplies-Electrical	2,000	2,000	1,100	900	-	102	
Supplies-Lamp Posts	2,500	2,500	3,591	(1,091)	2,433	6,333	
Supplies-Paint	2,000	2,000	1,171	829	121	982	
Supplies-Signs	3,000	3,000	2,018	982	1,268	3,208	
Supplies-Uniforms/Boots	4,500	4,500	2,501	1,999	1,376	1,492	
Supplies-House Numbers	500	500	776	(276)	-	120	
Supplies-Dumpster Pellets	500	500	125	375	-	-	
Painting Program (Reimbursements)	-	-	-	-	-	-	
Supplies-Traffic Control	1,000	1,000	250	750	-	-	
Supplies-Safety	-	-	165	(165)	165	679	
<b>TOTAL MAINTENANCE SUPPLIES</b>	<b>34,000</b>	<b>34,000</b>	<b>28,220</b>	<b>5,780</b>	<b>16,888</b>	<b>29,803</b>	



PROPOSED DETAILED OPERATING BUDGET - FY 27							
Hidden Valley Foundation, Inc.							
July 1, 2026 to June 30, 2027							
Account Title	FY27 Proposed Annual Budget	FY26 Annual Budget	FY26 Projected Annual Actual as of 03/31/2026	Fav/(Unfav) to Budget Projected '26 vs. Annual Budget	Actual YTD Nine Months Ended 3/31/26	Actual Year Ended June 30, 2025	
<b>Directory Expenses</b>							
Directory Printing (office copies only)	3,500	3,500	3,500	-	-	4,435	
<b>TOTAL DIRECTORY EXPENSES</b>	<b>3,500</b>	<b>3,500</b>	<b>3,500</b>	<b>-</b>	<b>-</b>	<b>4,435</b>	
<b>TOTAL OFFICE EXPENSES</b>	<b>62,200</b>	<b>63,200</b>	<b>68,481</b>	<b>(4,004)</b>	<b>52,064</b>	<b>76,429</b>	
<b>Insurance</b>							
Insurance-General	67,265	53,060	66,330	(13,270)	50,034	51,613	
Worker Comp Insurance	10,484	11,285	7,856	3,429	6,122	6,958	
<b>TOTAL INSURANCE</b>	<b>77,749</b>	<b>64,345</b>	<b>74,186</b>	<b>(9,840)</b>	<b>56,156</b>	<b>58,571</b>	
<b>Other Expenses</b>							
Bad Debt Expense	3,600	4,800	4,800	-	3,600	(2,407)	
Employee Expenses	3,000	3,000	1,365	1,635	615	651	
Bank Fees	500	500	316	184	191	1,077	
License/Fees/Permits	350	350	284	66	197	302	
Contributions	17,000	17,000	17,000	-	9,000	17,350	
Depreciation Expense	45,000	40,000	60,000	(20,000)	45,000	69,291	
Misc. Other Expense	5,000	5,000	2,883	2,117	1,633	3,195	
Lifeguard Training & Supplies	1,000	1,000	5,382	(4,382)	2,382	4,436	
<b>TOTAL OTHER EXPENSES</b>	<b>75,450</b>	<b>71,650</b>	<b>92,032</b>	<b>(20,382)</b>	<b>62,619</b>	<b>93,894</b>	
<b>Activities</b>							
Recreation Committee	9,425	9,425	7,842	1,583	5,486	12,585	
Social Committee	9,425	9,425	7,570	1,855	5,214	5,531	
Other Activities	6,000	6,000	6,562	(562)	5,062	12,415	
Summer Day Program	1,000	1,000	860	140	860	780	
Mountain Metric Bike Event	-	-	-	-	-	-	
Shuttle Service Agreement	42,142	40,086	40,089	(4)	40,089	37,936	
<b>TOTAL ACTIVITIES</b>	<b>67,992</b>	<b>65,936</b>	<b>62,923</b>	<b>3,012</b>	<b>56,711</b>	<b>69,247</b>	
<b>TOTAL OPERATING EXPENSES</b>	<b>2,770,951</b>	<b>2,681,682</b>	<b>2,772,747</b>	<b>(91,066)</b>	<b>2,129,665</b>	<b>2,806,454</b>	
<b>NET OPERATING INCOME BEFORE TRANSFERS TO RESERVES</b>	<b>396,011</b>	<b>366,306</b>	<b>299,477</b>	<b>(66,829)</b>	<b>187,204</b>	<b>178,110</b>	
<b>Reserves</b>							
Reserve Acct Bank Fees	(10,300)	(10,300)	(10,913)	(613)	(8,338)	(11,022)	
Reserve Funding (Reserve Study)	330,000	300,000	300,000	-	225,000	275,000	
Reserve Interest Offset	66,000	66,000	79,687	13,687	63,017	84,485	
<b>TOTAL TRANSFERS TO RESERVES</b>	<b>385,700</b>	<b>355,700</b>	<b>368,775</b>	<b>13,075</b>	<b>279,680</b>	<b>348,463</b>	
<b>NET SURPLUS AFTER TRANSFERS TO RESERVES</b>	<b>\$ 10,311</b>	<b>\$ 10,606</b>	<b>\$ (69,298)</b>	<b>\$ (79,904)</b>	<b>\$ (92,475)</b>	<b>\$ (170,353)</b>	
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Prepared by: Robert J. Kollar, CPA, CGMA							

**HIDDEN VALLEY FOUNDATION, INC.  
PROPOSED CAPITAL BUDGET**

**FOR THE FISCAL YEAR JULY 1, 2026 TO JUNE 30, 2027**

**PROPOSED CAPITAL BUDGET  
HIDDEN VALLEY FOUNDATION**

**FOR THE FISCAL YEAR JULY 1, 2026 TO JUNE 30, 2027**

<u>Categories</u>	<u>FY27 Amount</u>	<u>Notes</u>
Road resurfacing/repairs	\$ 225,000	EADS recommendations - Hightop to Greenfield Drive, 10 repair areas and 2 parking spaces (SRC)
Large tree removal/replacement	50,000	Various locations throughout the community
Various drainage projects	30,000	
Walking paths project (Snowfield)	50,000	
Wood Bins	16,000	
Dumpster Blinds	15,000	
Greenfield Wall (Monuments)	15,000	Wall damaged and needs rebuilt
Small tools/equipment replacement	5,000	
Lamppost pedestal replacement (approx. \$1,800 per pedestal)	7,500	
Contingencies	25,000	
<b>TOTAL CAPITAL BUDGET</b>	<b>\$ 438,500</b>	
<b>CARRYOVER ITEMS FROM FY 26 BUDGET:</b>		
Office Equipment (carryover item)	10,000	
SLRP Walking Paths Project (study complete; BOD to decide)	20,000	Remaining original allocation
Walking paths project (Snowfield)	30,000	FY26 approved amount
SRC AC Units for offices - replace and upgrade	5,500	
<b>TOTALS</b>	<b>\$ 65,500</b>	
Notes:		
1. The Capital Budget utilizes the results of the 2022 Reserve study.		
2. All capital projects are subject to the Foundation's normal bidding process and board approval.		
3. The Foundation uses EADS as our consulting engineers. They have inspected the roads in the community and recommend resurfacing Hightop Drive and repairs to 10 specific areas.		



## HIDDEN VALLEY FOUNDATION, INC.

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**Committee Name:** Long-Term Growth Impact Working Group

**Action/decisions to be presented to the Board:** Amend the mission statement as approved previously:

**From:** *“Identify and plan for the changes that will impact the long-term viability of the Hidden Valley Community”*

**To:** *“Evaluate the future impact of residential growth and rental activity on the demand for the Foundation’s services, amenities and infrastructure.”*