

Hidden Valley Foundation, Inc.



Board of Directors Monthly Board Meeting Saturday, October 24, 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
Holly Brown, Manager of Accounting
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 Appeal(s)

6. Announcements/Discussion Points

6.a Announcements

6.a.1 Proxy/Ballots are due Friday, November 13, 2026 to CPA Firm by 4pm

6.a.2 Annual Members Meeting – Saturday, November 21, 2026 at 10am

6.a.3 Homeowner Expo – Saturday, November 21, 2026 8:30-10:30am

6.a.4 November Board Meeting – Friday, November 20, 2026 at 7pm

6.b Discussion items:

6.b.1 EV Charger Installation Completed; Available for Use

6.b.2 Walking Path Project Update

7. Set the Agenda

Motion to set the agenda:

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

8. Approve the Minutes of September 19, 2026 Board Meeting

Motion to Approve the minutes of September 19, 2026 Board Meeting

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

9. Treasurer's Report, Page

Motion to Accept Treasurer's Report

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

10. Executive Director Report, Verbal

Anna Holloway, Executive Director & Community Manager

11. Maintenance & Facilities Manager Report, Verbal

Brian Hofer, Maintenance & Facilities Manager

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

12.1 Finance Committee, No Report

Bob Kollar, Chairperson

12.2 Audit Committee, Verbal

Robert Armen, Chairperson



12.3 Maintenance Committee, Page

George Harakal, Chairperson

12.4 Strategic Long-Range Planning Committee, Page/Verbal

Chris Umble, Chairperson/Rick Etling, Board Liaison

12.5 Social and Recreation Committee, No Report

Erin Mikolich, Chairperson

12.6 Nominating & Leadership Development, Page

Chris Umble, Chairperson

12.7 Architectural Control Committee, Page

Donna Courson & Rob Hanlon, Co-Chairpersons

12.8 Rules & Regulations Committee, No Report

Chris Taylor, Chairperson

12.9 Marketing and Communications Committee, No Report

Janet Dickinson & John Eddy, Co-Chairpersons

12.10 Community Safety & Security Committee, No Report

Bev Zern, Chairperson

12.11 Water and Wastewater Committee, No Report

George Harakal, Chairperson

12.12 Multi-Use Paths Committee, Page

Jay Smith, Chairperson

12.13 Clean Energy Committee, No Report

Bob Earley, Chairperson

12.14 Environmental Stewardship & Landscaping Committee, Page

Linda Lackey, Chairperson

12.15 Rental Impact Working Group, No Report

Patrick Sweeney, Chairperson

12.16 Long Term Growth Impact Working Group, Page

Jim Zern, Chairperson

Motion to Accept Committee & Working Group Reports:

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

13. Other Reports

13.1 Security Incident Report Summary, Page

13.2 Jefferson Township Communications, No Report



14. New Business

14.1 Motion to Ratify Unanimous Electronic Board Vote to Use Cargill for Initial 400-600 Tons Bulk Salt Purchase instead of Mid-Atlantic Salt as approved at September 19, 2026 Board Meeting Page

Motion to ratify unanimous electronic board vote to use Cargill for initial 400-600 tons bulk salt purchase

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

15. Set next monthly meeting date

15.1 Friday, November 20, 2026 at 7pm – Monthly Board Meeting

16. Adjournment

Motion to adjourn meeting:

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

Time of Adjournment _____



These minutes at this time 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.
Saturday, September 19, 2026**

Meeting Minutes

1. Members' time: Alicia Thompson thanked everyone involved with filling in the hole where the tree was and noted there will be more landscaping coming as well as work order for the replacement.

2. Call the meeting to order:

The HVF BOD Meeting of Saturday, September 19, 2026 was called to order at 9:07 AM by President Pat McGrail at South Ridge Center.

3. Board attendance roll call:

- Board Members in attendance in Person: Pat McGrail, Bob Kollar, Tom Molenda, Dan Friday, Dan Martin, and Lisa Borrelli Dorn
- Board Members in attendance via zoom: Rick Etling (until 10:30 AM)
- Staff in attendance: Anna Holloway, Executive Director & Community Manager, Holly Brown, Manager of Accounting and Brian Hofer, Maintenance & Facility Manager

4. Establish board quorum:

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

5. Homeowner Appeals:

5.a ACC Policy Violation: Excavating/Paving Driveway without Approved ACC Permit – appeal denied

5.b ACC Denial Appeals: Removal of Trees on Common Property – appeal denied

6. Announcements/Discussion Points:

6.a Announcements

6.a.1 Meet the Candidates – Saturday, October 10, 2026 – there are three incumbent candidates for the three open board positions; event will have a new format, time set for 9:00 AM.

6.a.2 Fall Fest – Saturday, October 17, 2026 – there will be activities all afternoon; sign up to participate in the trunk or treat which will occur later in the day

6.a.3 October Board Meeting – Saturday, October 24, 2026 at 9am – note the change in date

6.b Discussion items:

6.b.1 EV Charger Update – this project is nearly completed and is in beta testing; forms are being generated; the cost is \$0.50/kWh with a \$1.25 plug in fee. The connectivity issues have been addressed. An email blast will go out when the project is ready for users to register; there will be two types of accounts - one for homeowners and one for guests.

6.b.2 Walking Path Project Update – Preliminary costs were received for the Snowfield Walking Path project; they will be shared with the Multi-Use Paths Committee for their input, The committee will also explore an alternative idea for Snowfield. EADS, the Foundation's engineering firm, has divided the

project into segments so that it could be accomplished over several years, if desired. A public meeting will be set up for homeowner comments.

6.b.3 Rules & Regs Committee Suggested Changes to Internal Referencing to Fines/Penalties within Existing Policies – consider suggested changes to internal referencing to fines/penalties within existing policies; consolidating fines in one set section for more uniform enforcement

6.b.4 Draft Policy Discussion - Mechanical Equipment Noise – overview of the noise sources: generators, splits, air conditioners, etc. ACC will also work with Rules and Regs Committee once the policy is ready to share.

6.b.5 Annual Salt Contract Discussion – Salt is expensive and availability is slim, so we are looking to purchase salt as soon as possible and will review the bid comparison and quotes from vendors. We are also planning to slowly introduce the use of brine for the first time.

7. Set the Agenda:

Lisa Borrelli Dorn made a Motion to Set the Agenda and Bob Kollar seconded the Motion.

An amendment to the agenda added items 14.5 and 14.6 which were accepted by the movers and subsequently voted on.

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

8. Approve the Minutes of the August 15, 2026, Board Meeting:

Bob Kollar made a Motion to Approve August 15, 2026, Board Meeting Minutes and Tom Molenda seconded the Motion.

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

9. 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, HIDDEN VALLEY FOUNDATION, FOR THE TWO-MONTH PERIOD OF JULY 1, 2026 To AUGUST 31, 2026.

Bob reported that expenses are down. Our electricity contract renewal is coming up and an increase is likely. The Audit Committee met at the end of August, and they are preparing for the annual audit. We are doing well financially and thus far have beaten inflation.

RESOLVED: Tom Molenda made a Motion to Accept Treasurer's and Applicable Reports, and Dan Martin seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

10. Executive Director Report:

Anna Holloway, Executive Director & Community Manager, reported that the pool season is over and that attendance was slightly down due to the rainy weather, but other than that, it was a great summer. The pool does need some repairs, and to be repainted. There are bids in and it is hopeful the work can be completed as the contractor has availability in his schedule and that the repairs happen before the weather prevents it, with a target completion date of October 31st. There are lots of activities happening this fall thanks to the Social and Rec Committee. The election is coming up, and the Annual Meeting is scheduled for November 21st. We are still waiting for the report about the dredging of ponds.

11. Maintenance & Facilities Manager Report, Verbal :

Brian Hoffer, Maintenance and Facilities Manager, reported that the road paving and repair project is underway

and should be done by September 30th. JML is mowing grass and doing other things to prepare the Foundation property for fall. The anti-skid materials will now be housed in a new corral so that the dome can hold as much salt as possible. Maintenance is working on closing the pools and putting the furniture away.

12. Committee Reports:

12.1 Finance Committee, Page

Bob Kollar, Chairperson

12.2 Audit Committee, Page

Robert Armen, Chairperson

12.3 Maintenance Committee, Page - Board Action Requested: Review Fire Pit/Grill Proposal

George Harakal, Chairperson

12.4 Strategic Long-Range Planning Committee, No Report

Chris Umble/Hayden Blazer, Chairpersons

12.5 Social and Recreation Committee, No Report

Erin Mikolich, Chairperson

12.6 Nominating & Leadership Development, Page

Chris Umble, Chairperson

12.7 Architectural Control Committee, Page

Donna Courson & Rob Hanlon, Co-Chairpersons

12.8 Rules & Regulations Committee, Page – Board Action Requested - Motion to approve suggested changes to internal referencing to fines/penalties within existing policies

Chris Taylor, Chairperson

12.9 Marketing and Communications Committee, No Report

Janet Dickinson & John Eddy, Co-Chairpersons

12.10 Community Safety & Security Committee, No Report

Bev Zern, Chairperson

12.11 Water and Wastewater Committee, No Report

George Harakal, Chairperson

12.12 Multi-Use Paths Committee, No Report

Jay Smith, Chairperson

12.13 Clean Energy Committee, No Report

Bob Earley, Chairperson

12.14 Environmental Stewardship & Landscaping Committee, Page

Linda Lackey, Chairperson

12.15 Rental Impact Working Group, No Report

Patrick Sweeney, Chairperson

12.16 Long Term Growth Impact Working Group, Page

Jim Zern, Chairperson

RESOLVED: Lisa Borrelli Dorn made a Motion to Accept Committee Reports as presented, and Tom Molenda seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

13. Other Reports:

13.1 Security Incident Report Summary, Page

13.2 Jefferson Township Communications, Page

14. New Business:

14.1 Motion to Approve Internal Referencing of Fines and Penalties within Existing Policies, Page

The Rules and Regs Committee recommended that changes to the fines and penalties located in

specific policies in order to cross-reference any fine amounts mentioned in the individual policies to the Universal Enforcement Policy to ensure consistency across all policies and to help make their use and enforcement more uniform.

RESOLVED: Lisa Borrelli Dorn made a Motion to Approve, and Dan Martin seconded the Motion. There being no further discussion, all Directors present voted in favor of the Motion and the Motion carried.

14.2 Motion to Approve Salt Contract(s)

The bids were reviewed in detail and buying from more than one vendor was discussed so that we could get the best pricing. It was decided to buy 400-500 tons from one vendor and get the guaranteed price from another vendor for up to 1000 tons.

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

14.3 Motion to Approve/Deny ACC Policy Violation Appeal (437 Gardner)

This appeal was for a fine levied for the Excavating/Paving Driveway without Approved ACC Permit.

RESOLVED: Dan Friday made a Motion to grant the appeal, and Tom Molenda seconded the Motion. The matter was discussed, whereupon it was determined that others on the board did not agree. A motion to roll call the vote was proposed.

14.3a Motion for Roll Call to Approve ACC Policy Violation Appeal (437 Gardner)

RESOLVED: Bob Kollar made a Motion for a Roll Call Vote and Dan Martin seconded the Motion. All Directors present voted in favor of the Motion for Roll Call and the Motion carried.

A roll call of the Board members present was conducted with a vote of 2-4 to grant the appeal and the Motion failed.

14.3b Motion to Deny ACC Policy Violation Appeal (437 Gardner)

RESOLVED: Tom Molenda made a Motion to Approve the ACC Policy Violation, and Bob Kollar seconded the Motion. There being no further discussion, all Directors present voted with five directors in favor of the Motion with one against, so the Motion carried.

14.4 Motion to Approve/Deny ACC Application Denial Appeal (1759 Greenfield)

The homeowner appeal for the denial of a request to cut down five trees on Common Property. The arborist examined the trees and did not find them to be dead or creating any safety issues. The trees were added to the list of trees to be removed, which ranks trees according to tree death/safety issues. An offer to pay for the removal of the trees was not relevant to the appeal as the Foundation does not accept homeowner payment for property issues/improvements that the Foundation is responsible for.

RESOLVED: Bob Kollar made a Motion to Deny the homeowner's appeal, and Dan Martin seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

14.5 Motion to Approve SRC Pool Repairs

There is a leak in the South Ridge Center Pool that should be fixed before the pool is formally closed for the winter. The bids were reviewed and the scope of work to repair and paint the pool was accepted. Work by Allegheny Pool Services to be completed by October 31st.

RESOLVED: Tom Molenda made a Motion to Approve the ACC denial, and Dan Friday seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

14.6 Motion to Approve the Temporary Installation of a Fire Pit and Grilling Area in the open area close to the South Ridge Center

The creation of this amenity was proposed by the Maintenance Committee for placement near the SRC. The original proposal used flag stones for a patio for a fire pit and grill we already own. There was debate as to the best location for this installation; who will be responsible for the maintenance of the area; as well as whose responsibility will be to control the usage/care of the propane tanks. The discussion did not resolve those issues, so rather than table a decision, it was proposed that this installation be temporary for the fall to monitor the use of the amenity. Due to the temporary status of the project, it was decided to use a gravel base instead of the proposed stone patio.

RESOLVED: Dan Martin made a Motion to Approve the Fire Pit and Grill area, and Dan Friday seconded the Motion. There being no further discussion, all present Directors voted with a 4-2 vote in favor of the Motion and the Motion carried.

15. Set next monthly meeting date:

15.1 President Pat McGrail stated the next Monthly Board of Directors Meeting of the HVF will be held on Saturday, October 24, 2026 at 9:00 AM – this is a change in date, one week later than usual, due to the Fall Festival occurring on Saturday, October 17th. The Monthly Board of Directors Meeting will be held at the SRC 1 Great Room and via Zoom.

16. 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 Dan Friday seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

The meeting adjourned at 12:15 PM.

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



HIDDEN VALLEY FOUNDATION, INC.

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

COMMITTEE MEETING REPORT

Committee Name: Maintenance Committee

Committee Mission/Range of Responsibility: 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 for in the Articles of Incorporation, in these bylaws and in the Declaration of Covenants, Conditions and Restrictions.

SLRP Objectives and status:

1. Complete installation of weather protection to preserve the SRC 2 for the long term.
Status:
2. Track infrastructure problems and major repairs for identification of potential problem areas.
Status:
3. Monitor proposed rate increases and coordinate Foundation response.
Status:
4. As needed, support the ACC in consideration and implementation of updated policies and guidelines for new residential maintenance materials and best practices.
Status:

Meeting Date/Time: October 9, 2026

Committee members, Board liaison and HVF staff in attendance: See attached agenda

Key discussions summary/recommendations: See attached meeting notes

Action/decisions to be presented to the Board: None at this time

Next Meeting: 11/13/2026

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

Date: 10-9-26

Time: 3:30 p.m.

Location: SRC, Zoom Conferencing

Members:

☒ George Harakal

☒ Dan Martin

☐ Terry Eddy

☒ John McGrail

☒ David Oster

☒ Dave Willard

☒ Jim Zern

Others in attendance (please specify): ☒ Brian Hofer

☒ Anna Holloway

☐ Bob Kollar

Updates on Open Items:

1. Firepit/Grill update. A modified approach to the Firepit/Grill proposal was implemented. The area adjacent to the pavilion was utilized. Area was leveled and mulched in lieu of stone or pavers for now.
2. Pavillion Status See notes attached.
3. Pond Sediment Environmental Update See notes attached.

New Items:

4. Additional Topics/Considerations by Maintenance Committee None at this time.
5. Drawing of One Way Snowfield

Undated the committee on the status of the Snowfield walking paths status. The paths committee submitted a sketch of a possible alternative to the path, making Snowfield a one way street. A special board meeting is scheduled for October 15 to discuss the next steps

11/13/2026

Next Meeting Tentative Date: 9/~~11~~/26 at 2:30pm

Maintenance Committee Meeting

October 9, 2026

Item 2. Pavilion Status-

All punch list items from the Door installation have been completed. The operation of the pavilion was discussed with regard to the requirement to winterize and potentially close the pavilion for the winter. It was determined that this is required due to the exterior showers not having a shut off valve therefore a the potential for freezing exists. Brian will have Frazier investigate the option to install a shut off valve which would allow the bathrooms to remain open through the winter.

Item 3. Sediment Environmental Update-

Aquatic Environment has completed their survey of the ponds and will provide their report shortly. The report should provide some direction regarding the necessity to dredge the ponds. The dredging discussion comes from the last reserve study which recommended the dredging start in 2028. Committee discussed the purpose and possible requirements for the dredging and will revisit on review of the report.



HIDDEN VALLEY FOUNDATION, INC.

COMMITTEE MEETING REPORT

Committee Name: Hidden Valley Strategic Plan

Committee Mission/Range of Responsibility: Establish and implement a long-term strategic plan to continue to protect and enhance the Hidden Valley community.

Implementation Committee members – Chris Umble, Rick Etling

2025 Strategic Plan Objectives and status: 3rd Quarter 2026 Status Report

Homeowner Value

1. Maintain and grow curb appeal and marketability of Hidden Valley residences - Ongoing. ACC and Landscaping Committees are active and sustaining efforts, with home prices being sustained at post-COVID levels.
2. Walking path(s) expansion – In Progress. Plans being finalized to move forward with adding walkway on Snowfield Drive.
3. SCR Pavilion enclosure – Complete
4. Implement a coordinated “Landscape Stewardship Plan” – Complete. Plan approved and actions initiated for invasive removal and common space plantings.
5. Monitor and improve HVF utilities infrastructure – Ongoing. Monitoring continues along with periodic discussions with HVUS management regarding required upgrades implementation.

Quality of Life

6. Enhance HV Year-Round Value Proposition – Ongoing. Active schedule of foundation sponsored events continue with good participation. HVF needs new volunteer staff and sustain activities.
7. Enhance Community Sustainability – Ongoing. EV charger installation complete. Energy Committee focusing on ways to reduce HVF and homeowner energy costs.
8. Rental Unit Policy Implementation – Complete. Initial actions implemented and rental policy is currently effective. Working group maintaining oversight of rental activity changes.

Safety & Security

9. Improve Emergency Response to health emergencies and other community/regional emergencies (catastrophe response) affecting the community - Safety committee continues discussions with Somerset Emergency Response to identify potential actions that would enhance community safety.

Community Service and Volunteerism

10. Expand Community Service & Volunteerism – **Action Required. While active efforts continue, new volunteers are needed to support HVF programs including Social and Rec and all Standing and Strategic Plan committees.**

Marketing and Communications

11. Improve communications to and among the Foundation and homeowners – Action Required. New objectives are required to expand homeowner communications and support Strategic Plan objectives.
12. Complete Website upgrade to leverage technology to expand access and effectiveness of homeowner communications – Ongoing. Implementation efforts continue.
13. Expand marketing outreach to better position community as a year-round community – On hold pending further definition of long-term needs.

Governance and Leadership

14. Leadership development and mentoring across all levels of leadership in the community – **Action Required. Identification and communication with potential future HVF leaders are critical to sustaining long term HVF success.**
15. Stewardship and evolution of Governing documents – Ongoing. Preliminary reviews and updated drafts completed for the HVF Bylaws and CC&Rs. Target for community communication and approval in late 2026/early 2027.
16. Long Term Impact Study – Ongoing. Initial analysis complete with draft working assumptions and actions addressing near term growth impact on HVF.

Meeting Date/Time: Quarterly updates to be provided to BOD and Community.

Action/decisions to be presented to the Board: - BOD expected to maintain progress review and resolve strategic objective issues.



HIDDEN VALLEY FOUNDATION, INC.

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

COMMITTEE MONTHLY REPORT

Committee Name: Nominating and Leadership Development Committee

Report Date: September 11, 2026

Committee members, Board liaisons: Larry Castner, Ann Gaudino, Jack Neely, Chris Umble,

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. Nominations are now open for Members to put forth names of fellow members they believe to be deserving of special recognition for volunteer service. Recognition categories include both Volunteer Leadership and Volunteer Service. Awards will be presented at the HVF Annual Meeting in November
2. Board Nominations and Election
 - a. 2026 Election Calendar review
 - i. Nominations closed on September for candidates for the HVF Board. We have three incumbents running to fill the three open seats.
 - ii. Drawing for ballot order took place on Friday October 18. The Ballot order is Dan Friday, Tom Molenda, Lisa Borrelli Dorn.
 - iii. Thanks to Anna for completing the preparation, printing & mailing of 2026 Ballot Packets.
 - b. A Members Roundtable format was used on October 10 in place of Meet the Candidates debate format given there are three candidates for three seats. Thirteen homeowners attended the Roundtable along with Pat McGrail and Bob Kollar of the current Board.
 - i. Larry Castner moderated the event, effectively using categories of questions received from homeowners to open the exchange of ideas; some ideas coming from the candidates, others coming from the participating audience.
 - ii. Although turnout was modest, participation was robust, and the event was conducted in a very productive manner with respect given to candidates, participating homeowners, and to the Foundation.

Action/decisions to be presented to the Board:

None

Next Meeting: October 21 5:00 pm Conference Call



HIDDEN VALLEY FOUNDATION, INC.

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

COMMITTEE MEETING REPORT for September 4 and September 18, 2026

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, Board liaisons and HVF staff in attendance September 4 and September 18:

Donna Courson – Co-Chair	Y	Y
Rob Hanlon Co-Chair	Y	Y
Dennis Carroll	N	N
John Dickinson	Y	Y
John Eddy	Y	Y
Eric Hardy	Y	Y
John McGrail	N	Y
Mike Mikolich	Y	Y
Richard Miller	Y	Y
Dan Friday - Board Liaison	Y	Y
Mary Beth McAliley - HVF Staff Member	Y	Y
Ken Pash – HVF Property and Compliance Inspector	Y	N

Meeting Agenda topics: Permit requests. Additionally, the ACC met with members of the BOD on September 19th to discuss draft policy which includes limitations on decibel ratings and other considerations that will govern the installation and limitations for whole house generators and possibly emergency generators.

Action/decisions to be presented to the Board: Recommendation of ACC is to pass the draft Mechanical Equipment Noise Policy onto Rules and Regulations Committee to review after ACC does final review and perform any additional changes.

Next Meeting: October 2, 2026

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

AGENDA

Friday, September 4, 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, Eric Hardy. Board Liaison- Dan Friday.

1. **Bill & Arlene Blissel -ZLL- 2421 S. Ridge Plaza** - Trench & Installation of 160 LF of 6" perforated pipe. Connect Roof drains and to HOA Common ground drain (ok per Brian). **Approved 26-212** Restore; seed/mulch. Remove front side walks frame proposed areas 4" concrete.
2. **Sharon Howard - Frieri - TH - 1869 Eagles Ridge** - (2nd attempt) install Gufy solar cameras front and back of unit. No direct line of anything private. **Approved 26-213**
3. **Gretchen Love - SFH - 445 Imperial Rd** - Installed without ACC Permit. 6x12 Storage Shed.
4. **Michael Beiriger - TH - 14 Lakeview** - Exterior Inspection Repairs needed - **Approved 26-334 for repairs. DENIED for electrical work until electrician named.**
5. **Ian & Devon George - TH- 561 Pine Court** - New Roof Ownes Corning Brown Wood, Repair damaged side, replace rotten pcs and paint to original color. Replace top rail of deck and steps in the back; stain to match. **Approved 26-214**
6. **Rob & Kerri Sturm - CONDO - 1148 Tanyard Lane** - New Construction Windows. **Approved 26-215**
7. **Kevin & Sarah Prady - TH - 1500 Saddler** - Replace front door; same style/same color. Add new door at the porch side of the house. **Approved 26-216 with Jefferson County Permit**
8. **Jon Gregory - TH - 1837 Eagles Ridge** - Exterior painting of the rear of townhouse; Peppercorn. **Approved 26-217**
9. **Robert Griffing - TH - 1936 S. Ridge** - Repair exterior chimney with LP and trim. Add gutter over back door and deck. Remove benches, add joists and rebuild with Timber Tek; Coconut Husk. **Approved 26-218**
10. **Matthew Tarin -TH - 510 Kooser Circle** - New Roof- Timberline to match existing. They will have a dumpster, will call to determine placement. **Approved 26-219**
11. **Mr. Dorazio - SFH - 548 Imperial RD*** - Resurfacing of driveway. **Approved 26-211**
12. **Matthew & Leanne Walker - TH - 564 Pine** - Facia and siding repairs per Inspector's report. Replace deck similar shape/size, new railing. Gutters front/back. **Approved 26-220**
13. **Ed & Sally Nolan - ZLL - 1764 Greenfield Terrace** - Overlay driveway and extend 4" wide. **Denied.**
14. **Frank Whitcomb - TH- 527 Kooser Circle** - Replace 8x20 deck and privacy wall. New railing. **Denied - investigating Jefferson Permit.**
15. **Rob & Shelly Hanlon - ZLL - 2710 Powder Ridge** - Replace framing around entrance door. Re-stain existing color. **Approved 26-221**

16. Ed & Sally Nolan - ZLL - 1764 Greenfield Terrace - Replace garage door, paint everything fresh: House: 3050 Greenbrier, Trim/Doors: 3038 Palmetto, Deck: Spicewood **Approved 26-233**
17. Bruce & Sharon Matthews - SFH - 2344 South Ridge Dr. - Remove on dead **tree** beside the house. **Approved 26-222**
18. Michael Cusick - TH - 1586 Snowfield - Extend deck size out by 2 feet with new rails, trek material. **Approved 26-223 with Jefferson County Permit**
19. Jeff & Susann Reken - SFH - 2310 South Ridge - Topcoat existing driveway. **Approved 26-224**
20. Michael Rittiger - TH - 1606 Snowfield Dr - Replacement rotted wood/siding and paint. **Approved 26-225**
21. Eric & Rachel Hardy - SFH - 1753 Greenfield - Extend approved deck 2 additional feet. Add detached structure on the porch/pavilion, removing Trapezoid window. **Approved 26-226**
22. Mary Rockwell - TH - 507 Kooser Circle - Repair & paint Hemlock siding, per Inspector letter. Rockwood Dark Green SW2816 and Toupe Tone SW7633 **Approved 26-227**
23. Michele Kletzli -TH- 1326 Westridge - Replace sliding glass door in back. Upgrade to internal blinds. **Approved 26-228**
24. Chris and Maggie Schreckengost - SFH - 2304 South Ridge - Remove dead **trees** and overgrown shrubs, existing fence. Trim trees and bushes. Replace walkway base and put pavers back. Prepare front/side yard for grass seed and seasonal trim. **Approved 26-229**
25. Conrad Bricker - Build shed end unit left side. **Approved 26-230**
26. Jim & Beverly Zern - ZLL - 1759 Greenfield Dr - **One front tree** **Approved 26-232** to be removed from H/O property. **Requesting 5 trees** to be removed from Common Property. **DENIED**
27. Mary Graves - TH - 1818 Eagles Ridge Ct - Expansion or permit 26-164 due additional damage discovered. **Approved 26-231**

Next ACC meeting is scheduled for
Friday, September 18, 2026, at 9 AM

Work done without need of a permit.

5104 Summit touch up paint only

1870 Eagles Ridge Touch Up Paint.

1753 Greenfield - JML is repairing siding damaged while cutting grass (WES or Schmidt)

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

AGENDA

Friday, September 18, 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*, *Eric Hardy*. Board Liaison- *Dan Friday*. (*Mary Beth/Ken*)

1. **Ed & Sally Nolan - ZLL - 1764 Greenfield** - They are requesting confirmation that the new door *with windows* is acceptable. **Approved 26-233**
2. **Thomas Jayson - SFH - 504 Gardner Rd** - Jefferson Township Building Permit Provided. Replace/expand back deck; railing to match others - to code. Replace hot top and place it on BOTTOM deck. **Approved 26-171**
3. **Frank Whitcomb - TH - 527 Kooser Circle** - Third attempt, PMCA Stop Work Order lifted. New application submitted with Building Permit reports. New deck/Privacy Wall. **Approved 26-235**
4. **Monica Craig-TH-1534 Timbercrest** - Mitsubishi mini-split with DB rating of 60. **Approved 26-236**
5. **John & Amanda Yokim - TH 1840 Eagles Ridge Ter** - Scrape/repaint window trim in 7551 Greek Villa and pressure wash/paint deck per inspection notice. **Approved 26-237**
6. **Jim & Bev Zern - ZLL - 1759 Greenfield Dr** - Excavate side & back yard to install French Drain entire length of house and divert water to existing culvert. Install (2) open yard drains tie into culvert. **Approved 26-238 only on their property.**
7. **Michael Cusick - TH - 1586 Snowfield Terrace** - Per last meeting H/O was asked to get Jefferson Township permit of expansion of deck. He has since changed his mind and now wants to replace floor and railing as the SAME FOOTPRINT with Timber Tek. **Approved 23-239**
8. **Mike Mendicino - TH - 8 Lakeview** - Remove upper deck floor/railing and remove lower deck floor with Deckorators composite/Boulder Brown. Install wood square Ballister for upper deck and paint spicewood. Same footprint as existing. **Approved 26-240**
9. **Cindy McKenna - TH - 1934 S. Ridge Way** - Install Mitsubishi mini-split, cantilevered under dining room window. **Approved but pulled for re-evaluation.**
10. **Janet Gallagher - TH - 1862 Eagles Ridge Way** - Replace (2) sliding doors and (1) window behind the house. **Approved 26-242**
11. **Robin & Mike Konkle - TH - 1847 Eagles Ridge Way** - New homeowners responding to inspection notice. Trim repair as needed; paint and caulk. **Approved 26-243**
12. **Robert Stump & Jill Stitely - TH - 13 Lake View Dr** - Remove old wood railing from upper deck and install stainless steel cable railing -flat buck posts - top and bottom rails. **Approved 26-244**
13. **Donna Courson - TH - 551 Pine Court** - Replace several boards that are rotted with same finished wood. Paint Taupe Tone. Clean up daily and dispose of properly off site. **Approved 26-245**
14. **Mike Beiriger - TH- 14 Lakeview** - Now a registered electrician. Applying to do his own electrical work since he was denied at the last meeting. **Approved 26-246**
15. **Susan Rabe - TH - 1627 Snowfield Way** - Repair weathered cinder blocks across rear of home. Remove several decking boards to access/will replace when done. Repair trim. Update rear wall sconces with matching black lanterns. **Approved 26-247**

16. Keith Gmiter - TH - 4532 Nordic Court - Fix trim and rotting siding around screen door on porch. **DENIED, more information and photos.**
17. Mike Roberts & Liz Snyder - TH - 1850 Eagles Ridge Way - Replace front door; same style/same color bronze handle. **Approved 26-248**
18. Eric Okunewick - TH - 3 Lakeview - Install French drains in front of unit. PA811 will be called. A 3-foot trench with 1% downward drop. **Denied, Have Ken and Brian look at.**
19. Ash/Yolo Holdings - TH - 530 Gardner - Installation of new roof; Owens Corning Duration/Brownwood, roof decking and other wood components replaced as needed. New underlayment and ice/water shield. **Approved 26-249**
20. Mike Roberts & Liz Snyder - TH - 1850 Eagles Ridge Way - Replace top board of deck railing with Timber Teck; Coconut Husk. Stain deck; Coconut Husk. **Approved 26-250**
21. Hidden Valley 346LLC - SFH - 2340 Southridge Dr. - Remove 11/Trim 15 marked trees on two separate lots as indicated. **Approved 26-251**

Next ACC meeting is scheduled for
Friday, October 2nd, 2026, at 9 AM

Work done without need of a permit.

1221 Veech changing out fogged window glass one at a time. One window at a time will be boarded up from the inside as being done.



HIDDEN VALLEY FOUNDATION, INC.

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

COMMITTEE MEETING REPORT

September 25, 2026

Committee Name: Walkways/Pathways

Mission Statement: The Mission of the Multi-Use Paths Committee is to plan, recommend, and implement expansion of Hidden Valley Walking Paths and Trails

Program of Work:

1. Oversee planning and implementation of the Walking Trails Master Plan; at a minimum implement Phase 1 of the multi-phased Snowfield Drive walking path for completion in FY 2026/2027.
2. Review EADS' development of bid documents supporting of Phase 1 implementation and as a model for future phases.
3. Based on bid results from Phase 1, estimate the budget for future walking trail phases to help the board prioritize subsequent phases of the Snowfield Drive walking path and also for future potential walking path projects based on the Walking Trails Master Plan for consideration after completion of the of Snowfield Drive pathway.
4. Assess Snowfield Drive walking pathway implementation options.

Action/decisions to be presented to the Board:

1. **Review Concept for utilizing Snowfield Drive** roadway to provide walkway by making Snowfield Drive one-way traffic operation and....
 - a. **Distribute exhibit developed by the Walking Paths Committee** entitled *"Concept for Converting Snowfield Drive to One-way Vehicular Traffic (Northbound) and Converting Traffic Lane to Pedestrian Area or Multi-use Trail"* to homeowners for review. Options:
 - **Present the Snowfield options at a homeowner meeting** (in-person and virtual) or.
 - **Send out the concept via email to either the entire community or property owners who would be affected by the Snowfield Drive one-way operation.**
 - **Perform survey** or vote tabulation of the persons contacted via communication described above to determine of the community is for or against the one-way Snowfield Drive operation and the on-roadway walking trail.
2. The Walking Paths Committee has reviewed the concepts for utilizing Snowfield Drive roadway to provide the walking path, while converting the roadway to one-way operation. **We offer the following observations and recommendations:**
 - a. Currently, all walking paths within the community are paved pathways that are placed outside the roadway travel area and thus provide a safe walking condition to homeowners.
 - b. One-way traffic operation on Snowfield Drive will result in some inconvenience to homeowners especially homeowners who directly use Snowfield Drive for ingress and egress for the homes
 - c. Emergency vehicle response time could be impacted rerouting of Snowfield Drive traffic.
 - d. Placing the pedestrian walkway withing the roadway, and therefore the public right-of-way, would most likely require that walkway design and access to the walkway be designed to meet ADA requirements. Dedicated, separate walking paths do not require compliance with ADA.
 - e. The placement of the walkway within the roadway would require extensive pavement markings, reflectorized delineators and specific signage. In the event the entire roadway is ever repaved in the future, all of the roadway pavement markings and delineators would be removed and thus would require complete replacement.
 - f. Pedestrians will be in the roadway and thus there is always a chance that a vehicle/pedestrian accident could happen. Dedicated and separate walking paths provide a safer pedestrian environment and are consistent with all of the other paved walking paths within the community

Committee Recommendation: The Walking Paths Committee recommends against using the Snowfield Drive One-way Operation and Pedestrian Walkway within the roadway based on the observations provided above.

3. Contract HVF-202609-03, Snowfield Drive Walking Path was recently advertised for bids. The low bidder was United Paving LLC. Bid results for the path, broken into five segments is provided as follow:

United Paving Bid Breakdown			
Segment	LF	LF Unit Cost	Total Bid Amount
Segment 1	335	\$ 108.96	\$ 36,500.00
Segment 2 and 3 (Base Bid)	955	\$ 87.75	\$ 83,800.00
Segment 4	540	\$ 91.20	\$ 49,250.00
Segment 5	290	\$ 126.21	\$ 36,600.00
Total - All Segments			\$ 206,150.00
Deduct alternative (2" AASHTO #10 in lieu of 2" asphalt top course)	2120	\$ 16.89	\$ 35,806.80
Total with Deduct Alternative			\$ 170,343.20

- a. Based on our preliminary assessment of the bid results, it appears that United Paving's bid would allow some of the segments to be built within the HVF fiscal year pathway budget (assumed to be \$50,000 per fiscal year). The budget for 2 fiscal years could build Segment 2 and 3 or Segment 1 and 5 or Segment 4 and 5. In total, not considering inflation, the entire pathway could be built over 4 fiscal years and potentially 2 construction seasons assuming \$50k is allotted for each fiscal year. Even with the deduct bid alternative, it would still require 4 fiscal years to build all 5 segments and it is assumed that eventually that the HVF would want to install the paving over the crushed stone surface.
- b. The Walking Paths Committee had recommended that an addendum be issued to eliminate the 2" AASHTO #10 stone from the deductive alternative with a bid alternate that addressed only the elimination of the paving installation. However, from what we can tell, an addendum was not issued based on our recommendation.

Committee Recommendations:

- **We recommend that representative of the Committee, the HVF staff, EADS Engineering and perhaps also United Paving hold a meeting to discuss the results of the bid and to discuss a bid price for the deductive alternative with only the deduction of the surface paving. This will help decided if constructing only the walking path aggregate base is a viable option.**
- **The Committee recommends that HVF proceed with construction of the pathway, using United Paving's low bid assuming the budget is available to fund the construction.**

Status: See recent developments below.

Recent Developments:

1. Advertisement for bids for Contract HVF-202609-03, Snowfield Drive Walking Path on August 6, 2026
2. Bids were received on September 10, 2026.

Meeting Discussion

Attendees: Jay Smith Rebecca Wanovich, George Harakel, Rob Hanlon

1. Results of the recent bid for the Contract HVF-202609-03, Snowfield Drive Walking Path were reviewed. United paving was the lowest responsive bidder.
2. It was noted that the Committee's recommendation to eliminate the 2" AASHTO #10 from the deductive alternative was not followed by the HVF staff. Thus our goal to obtain the deductive alternative price for just the elimination of the asphalt paving surface was not achieved.
3. The non-profit status of the HVF was discussed with consideration for the potential of obtaining home owner donations to help fund the construction of the pathways. George noted that Bob Kolar indicated previously that our non-profit status would not allow us to make use of donated money to fund projects. It was suggested that this idea be pursued further.
4. The concept for making use of the Snowfield Drive Roadway to provide a walking surface was discussed. The concept developed by Jay Smith showed Snowfield Drive becoming one-way northbound for vehicular traffic and the southbound roadway would be used for the walking area.
5. The walking area would need to be delineated with pavement markings (thermo-plastic recommended), signage and reflectorized delineators to provide some measure of safety for this option. Photos of non-similar pedestrian and bike facilities within mostly urban roadways were reviewed for context.
6. After discussion of the options for dedicated separated paved walking paths, similar to current walking paths in the community and the option to make use of the Snowfield Drive roadway to incorporate a pedestrian area and one-way vehicular traffic, the Committee determined that the dedicated paved walking paths was the preferred option. It was felt that dedicated paved walking paths for the Snowfield Drive area provided the safest pedestrian condition, were consistent with other paved pathways in the community and provided the most aesthetic walking experience in line with Hidden Valley branding.

Next Meeting: TBD

Meeting minutes developed by Jay Smith

Meeting Minutes – October 10, 2026

Committee Name: Environmental Stewardship

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 HV 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
Complete	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

Members Present: Alicia Bitzer, Linda Lackey, Donna Hall

Meeting Minutes:

Instead of holding its regular monthly meeting, the committee organized a work session. Committee members, their spouses, and two Summit volunteers worked on the Summit Entrance Project, focusing on the island that divides incoming and outgoing traffic. The project addressed the final two goals in the committee’s 5-3-2 Stewardship Plan for 2026:

1. Begin hosting volunteer community projects:
 - a. To invite volunteers, we reached out to Summit homeowners via email detailing the project. We received good feedback from Summit board members and were able to engage 2 volunteers. Feedback on the project (via Facebook) was very positive.
 - b. We hope to engage more volunteers with planting in that area in the Spring.
2. Pilot a sustainability project (Mulch reduction? Native Perennial garden?):
 - a. The Summit Project was our first sustainability project and is comprised of 2 phases.

- i. Phase I (completed October 10, 2026) – Cleanup of the area
 - 1. Removed invasives
 - 2. Pulled grasses and weeds
 - 3. Prepped the area for Spring Planting
 - 4. Planted 300 daffodils for Spring blooming
- ii. Phase II (to be completed in Spring 2027)
 - 1. Prune shrubs/Mountain Laurel
 - 2. Clean up from winter
 - 3. Plant a dozen native perennials
 - 4. Area to be maintained by committee and/or Summit volunteers

As winter brings outdoor landscaping work to a close, the committee looks forward to continuing its efforts in the third year of our 5-3-2 Environmental Stewardship Plan.

Next Meeting: November 5, 2026 at 5:00 pm



HIDDEN VALLEY FOUNDATION, INC.

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COMMITTEE MEETING REPORT

Committee Name: Long-Term Growth Impact Working Group

Committee Mission/Range of Responsibility:

Evaluate the future impact of residential growth and rental activity on the demand for the Foundation's services, amenities and infrastructure

Committee Objectives:

Refer to the Mission Statement (above) and Program of Work (below).

Program of Work for 2026:

Identify key events and scenarios that may influence growth of the Hidden Valley residential community over the next 5-10 years.

- 1. Green Tee buildout*
- 2. Southridge Townhouses*
- 3. Rental activity changes*

Collect current and relevant data in support of the impact of growth in the Hidden Valley residential community.

- 1. Develop an on-going methodology to annually capture and report accurate data concerning residential trends, home-owner demographics, occupancy, and utilization of services and amenities, including:*
 - a. Part time versus Full time residents*
 - b. Demographics / Age groups of owners and recent buyers*
 - c. Usage of amenities in the context of seasonality*
 - d. Summarize relevant information from the surveys (meeting agenda item)*
 - e. Trend analysis, e.g., number of units historically at HVFDN*
 - f. Number of units using pools, walking paths, tennis/pickle ball courts*
 - g. Identify gaps in data collection*

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: October 12, 2026 @ 5:00 PM (in person and virtual)

Committee members, Board liaisons and HVF staff in attendance:

In person – Jim Zern, Mike Roberts, Liz Snyder, Anna Holloway, Pat McGrail

Virtual – Bob Kollar, Chris Umble, Rick Etling

Absent – Sherrie Marafino, Tom Molenda, Hayden Blazer

Meeting Agenda topics:

1. “Assumptions” document to be discussed / reviewed.
2. Data collection/analysis of pool sign in sheets to be reviewed.
3. Other data analysis to be obtained?
4. Review of Program of Work for 2026 for further work to be done.

Key discussions summary/recommendations:

1. Pool Analytics spreadsheet reviewed and discussed.
2. “Assumptions” document (to be presented to the Board when final) reviewed, discussed and updated.
3. Overall discussion of work performed by LTGI Working Group in conformity with the Mission Statement and Program of Work for 2026.
4. Baselines being established for analysis for growth and trends for future use.
5. Work performed YTD conforms to the SLRP initiative.

Action/decisions to be presented to the Board:

None

Next Meeting: Monday, November 2, 2026 @ 5:00 PM (in person and virtual)



HIDDEN VALLEY FOUNDATION Incident Analysis

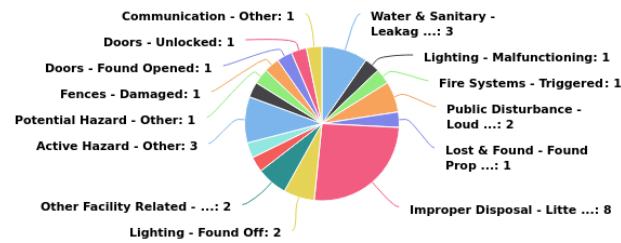
09/01/2026 - 09/30/2026

Multi-dimension Overview

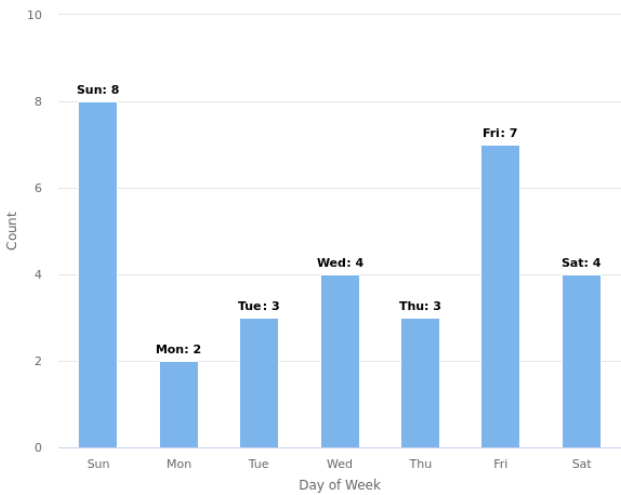
09/01/2026 - 09/30/2026



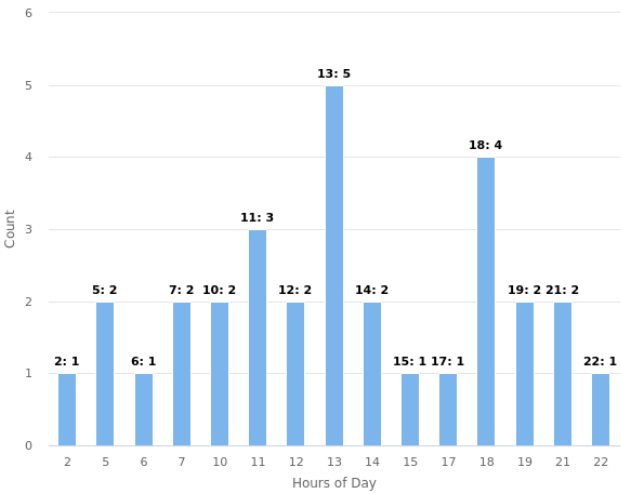
Incident Category



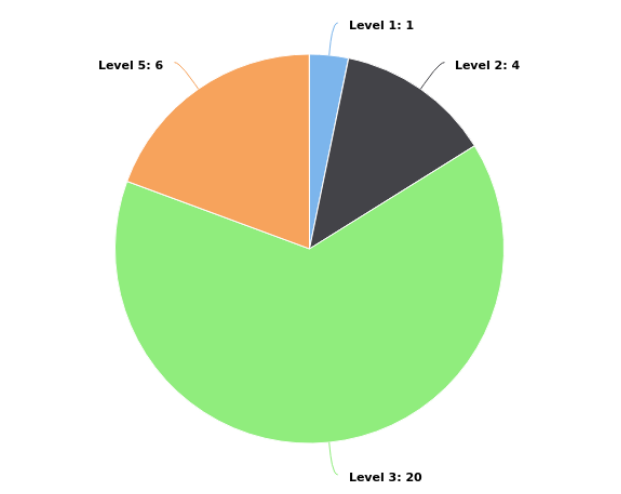
Day of Week



Hours of Day



Incident Severity Level (1-5)



Incident Category by Day of Week

09/01/2026 - 09/30/2026



Incident Category	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
Water & Sanitary - Leakage	1			1		1		3
Lighting - Malfunctioning	1							1
Fire Systems - Triggered						1		1
Public Disturbance - Loud Noise	1						1	2
Lost & Found - Found Property					1			1
Improper Disposal - Littering	4	1	1			2		8
Lighting - Found Off			1	1				2
Other Facility Related - Client Policy Violation				1	1			2
Communication - Complaint							1	1
Dispatched - No Incident							1	1
Active Hazard - Other				1	1	1		3
Medical - Other			1					1
Potential Hazard - Other		1						1
Fences - Damaged						1		1
Doors - Found Opened							1	1
Doors - Unlocked	1							1
Communication - Other						1		1
Total	8	2	3	4	3	7	4	31