Hidden Valley Foundation, Inc.

Board of Directors
Monthly Board Meeting
Friday, November 20, 2026, 7:00 p.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 Appeals

5.a ACC Application Denial: Installing Drainage on Common Property (Tabled at Oct26 BOD Meeting)

5.b ACC Application Denial: Greenhouse Structure

6. Announcements/Discussion Points

6.a Announcements

6.a.1 Annual Members Meeting – Saturday, November 21, 2026 at 10am

6.a.2 Homeowner Expo – Saturday, November 21, 2026 8:30-10:30am

6.b Discussion items:

6.b.1 Reallocation of Capital Budget

7. Set the Agenda

Motion to set the agenda:
(Motion by_____ Seconded by_____)
Approved_____ Not Approved_____ Approved as Modified____

8. Approve the Minutes of October 24, 2026 Board Meeting

Motion to Approve the minutes of October 24, 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, Page
Bob Kollar, Chairperson

12.2 Audit Committee, Page
Robert Armen, Chairperson

12.3 Maintenance Committee, Page
George Harakal, Chairperson

12.4 Strategic Long-Range Planning Committee, Quarterly Report (submitted last month)
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, 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, No Report
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, Page

14. New Business

14.1 Motion to Approve _____ to provide Shuttle Service Winter 2026-2027 **Page**

Motion to Approve _____ to provide Shuttle Service Winter 2026-2027

(Motion by_____ Seconded by_____)
Approved_____ Not Approved_____ Approved as Modified____

14.2 Motion to Approve Long-term Electricity Provider Contract with _____ **Page**

Motion to approve long-term electricity provider contract with _____

(Motion by_____ Seconded by_____)
Approved_____ Not Approved_____ Approved as Modified____

14.3 Motion to Reallocate $30,000 in FY27 Capital Budget from Road Paving to Tree Removal

Motion to reallocate $30,000 in FY27 capital budget from road paving to tree removal

(Motion by_____ Seconded by_____)
Approved_____ Not Approved_____ Approved as Modified____

14.4 Motion to Approve _____ Lowest Bidder to Construct Segments 1-3 of the Snowfield Dr. Walking Path Project as Depicted on Attached Drawing **Page**

Motion to approve _____ lowest bidder to construct segments 1-3 of the Snowfield Dr. Walking Path project as depicted on attached drawing

(Motion by_____ Seconded by_____)
Approved_____ Not Approved_____ Approved as Modified____

14.5 Motion to Take from the Table the Motion Related to the 3 Lakeview Dr Appeal

Motion to take from the table the motion related to the 3 Lakeview Dr Appeal

(Motion by_____ Seconded by_____)
Approved_____ Not Approved_____ Approved as Modified____

14.6 Motion to Approve/Deny ACC Application Denial Appeal (3 Lakeview Dr) **Page**

Motion to approve/deny ACC application denial appeal (3 Lakeview Dr)

(Motion by_____ Seconded by_____)
Approved_____ Not Approved_____ Approved as Modified____

14.7 Motion to Approve/Deny ACC Application Denial Appeal (445 Imperial Rd) **Page**

Motion to approve/deny ACC Application denial appeal (445 Imperial Rd)

(Motion by_____ Seconded by_____)
Approved_____ Not Approved_____ Approved as Modified____

14.8 Motion to Approve Volunteer Application of Marty Silverman for Membership to the Social/Rec Committee and the Community Safety & Security Committee **Page**

Motion to approve Marty Silverman for membership to the Social/Rec Committee and the Community Safety & Security Committee

(Motion by_____ Seconded by_____)
Approved_____ Not Approved_____ Approved as Modified____

15. Set next monthly meeting date

15.1 Friday, December 18, 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, October 24, 2026

Meeting Minutes

1. Members' time: Eric Okunewic was here for his appeal which was discussed later but wanted to say thank you for the hospitality at the meeting.

2. Call the meeting to order:

The HVF BOD Meeting of Saturday, October 24, 2026 was called to order at 9:04 AM 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, and Lisa Borrelli Dorn
- Board Members in attendance via zoom: Tom Molenda and Dan Martin
- Board Members not in attendance: Dan Friday
- Staff in attendance: Anna Holloway, Executive Director & Community Manager, Holly Brown, Manager of Accounting and Brian Hofer, Maintenance Manager

4. Establish board quorum:

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

5. Homeowner Appeals:

5.a ACC Application Denial: Installing Drainage on Common Property– appeal tabled for further investigation

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 7 pm – note new time

6.b Discussion items:

6.b.1 EV Charger Installation Completed; Available for Use – this project is completed; the cost is $0.50/kWh with a $1.25 plug in fee. There will be two types of accounts - one for homeowners and one for guests. We have 17 active accounts and have had 5 charging sessions so far.

6.b.2 Walking Path Project Update – The board met with the Walking Path Committee and made the general decision to go with the traditional walkway through the woods on Snowfield Drive. The project will be constructed over 2-3 budget years.

6.b.3 Pond Study – The results of the pond study indicate that we do not have a large sediment problem other than the Greenfield Pond, so we will not have to do any significant dredging. There are places with cattails, such as the pond across from the SRC which will be removed with a chemical method.

7. Set the Agenda:

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

An amendment to the agenda added items 14.2 and 14.3 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 September 19, 2026, Board Meeting:

Bob Kollar made a Motion to Approve August 15, 2026, Board Meeting Minutes and Rick Etling 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 THREE-MONTH PERIOD OF JULY 1, 2026 To SEPTEMBER 30, 2026.

Bob reported that expenses are down for this month. Our electricity provider contract expires at the end of December and we are awaiting bids. The annual audit id underway. Overall, the Foundation continues to be in a very strong financial position.

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.

10. Executive Director Report:

Anna Holloway, Executive Director & Community Manager, reported that we had a very successful Fall Fest and we will be very busy with the holidays approaching. The Social and Rec Committee had their organizational meeting last night and are looking for volunteers to help with the activities. The Environmental Committee had a pop-up event to kill invasives and prepare for the spring flower planting. The Annual Meeting is scheduled for November 21st and there will be a Contractors Expo before, starting at 8:00 AM.

11. Maintenance & Facilities Manager Report, Verbal :

Brian Hoffer, Maintenance and Facilities Manager, reported that both pools have been painted, drained and winterized. We will likely need a new pool cover next year. The leaf removal is ongoing and the grass will be cut one more time. The salt brine tanks will be cleaned out and readied for winter use. The Pond dredging report came back favorable, with only one pond needing attention. The cattails in the ponds are being treated chemically so as a reminder to keep your pets out of the ponds.

12. Committee Reports:

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/Rick Etling, Chairperson/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

RESOLVED: Bob Kollar made a Motion to Accept Committee Reports as presented, and Lisa Borrelli Dorn 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, 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

RESOLVED: Rick Etling made a Motion to Approve, and Bob Kollar 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 Table the Homeowner ACC Application Denial: Installing Drainage on Common Property

This matter requires further investigation which will be done shortly. As such, the review of the denial is premature and should be tabled until such investigation can be done.

RESOLVED: Bob Kollar made a Motion to Approve, and Rick Etling 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 Fund a Donation to the Somerset Ambulance Association for the purchase of Class A Dress Uniforms for their Color Guard; donation to be made in honor of Chris Lindberg.

John Jordan, the Director of the Somerset Area Ambulance Association (SAAA) is working on a project to purchase Class A dress uniforms for approximately eight members of Somerset Area Ambulance Association, with the primary purpose of establishing a formal SAAA Color Guard. This was a project that Chris Lindberg was going to spearhead as he felt very strongly about it. The board was asked to consider a donation to the SAAA for this purpose in Chris' memory and in appreciation of the service of the SAAA. Based on pricing estimates, the cost is approximately $2500 per complete uniform.

RESOLVED: Lisa Borrelli Dorn made a Motion to fund the donation, and Dan Martin seconded the Motion. The matter was discussed, whereupon it was determined that a $500.00 donation would be made. There being no further discussion, all Directors present voted 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 Friday, November 20, 2026 at 7:00 PM – this is a change in day and time. 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: Dan Martin 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 10:17 AM.

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

AUDIT COMMITTEE MEETING MINUTES
HIDDEN VALLEY FOUNDATION
November 2, 2026

1. The meeting was called to order at 3:30P.M. Committee members participated in person and via Zoom.

2. Audit committee members in attendance:
   Kellie Kuhleman, CPA
   Leslie McGee, CPA
   Sheila Parocai
   Mike Roberts
   Bob Kollar, CPA, Hidden Valley Foundation Treasurer (ex-officio)

   Foundation staff in attendance:
   Anna Holloway, Community Manager & Executive Director
   Holly Brown, Manager of Accounting

   Bates, Barksdale, Ickert & Company, CPAs representative:
   Sally Bayuk, CPA, Partner

   Unable to attend/excused: Bob Armen, Chair

3. Leslie McGee served as Acting Chair of the meeting due to Bob Armen's absence.

4. Sally Bayuk reported to the committee that their firm would be rendering an unmodified opinion on the June 30, 2026 financial statements, which indicates that the financial statements have been prepared in conformity with U.S. Generally Accepted Accounting Principles. This is consistent with the opinion issued in prior years and is the opinion that the Foundation wants to receive on its financial statements.

5. Sally reviewed the financial statements and related notes to the financial statements with the committee. Treasurer Kollar commented on several areas of the financials, including the Reserve Replacement Fund investments and the reserve study disclosures. Committee members identified a few minor wording changes to the notes to the financial statements which have been incorporated into the final document.

6. Sally also reviewed with the committee the Auditor's Required Communications Letter (a/k/a Governance Letter) and indicated the following:
   a. There were no difficulties encountered in performing the audit; Foundation personnel were cooperative in all aspects.
   b. There were no material misstatements in the financial statements and no adjustments were required.
   c. There were no disagreements with management on accounting, financial reporting or auditing matters.

7. All of the committee members' questions were answered during the course of the meeting.

8. Committee members thanked the Foundation staff (Anna, Holly and Chris) for their hard work throughout the year and for assisting the auditors during the course of the audit fieldwork. Sally Bayuk also commented on the professionalism, assistance and cooperation provided by the Foundation staff throughout the audit.

9. Acting chair Leslie McGee made a motion to approve the audited financial statements for the year ended June 30, 2026, which was seconded by Kellie Kuhleman. All committee members voted in favor of the motion.

10. Anna and Holly were excused from the meeting and the auditors had an opportunity to meet privately with the auditors. The auditors noted no matters of concern to the committee.

11. Adjournment – the meeting adjourned at approximately 4:45p.m.

Respectfully submitted,

Bob Kollar

Robert J. Kollar, CPA
Treasurer, Hidden Valley Foundation
Ex-officio member

AUDIT COMMITTEE MEETING
HIDDEN VALLEY FOUNDATION
NOVEMBER 2, 2026
3:30PM – 4:45PM

1. Welcome and introductions

2. Review draft of June 30, 2026 audited financial statements
   a. Auditor's report
   b. Financial statements, notes and supplemental information
   c. Letter of representations (signed by management and Board President and Treasurer)

3. Auditor's required communications (see separate report)

4. Internal controls—any concerns or recommendations from the auditor

5. Next steps:
   a. Committee approval of the audited financial statements
   b. Form 990—due date extended

6. Auditor meeting with committee members only—management excused

7. Other

8. Adjournment

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: November 13, 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: Snowfield Path construction next steps-sequencing, timing.

Next Meeting: 11/13/2026

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

Date: 11-13-26 **Time: 2:30 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. Pond Sediment survey discussion. See attached
2. Snowfield path update. See Attached
3. Pavilion update. See Attached

New Items:

4. Additional Topics/Considerations by Maintenance Committee
   None

Next Meeting Tentative Date: ~~12/11/26~~ at 2:30pm

Attachment to Maintenance Committee Report

November 13, 2026

1. **Pond Sediment survey discussion**- Aquatic Environment Consultants 2026 Sediment Survey dated October 2026 was reviewed and discussed. Based on the findings of the report, the Committee recommends that no dredging is required at this time. The report has provided a baseline for the Foundation to use for future investigations. Another study will be completed in 5 years. The Maintenance department will continue to monitor the ponds for any leaks or excessive silt build up. If that is discovered, the Maintenance team will remove the excess silt.

2. **Snowfield Path update**- The Board approved the recommendation of the Paths Committee to accept the low bid for the construction of a walking/biking path along Snowfield Drive. The next step is for the Board to determine the sequence and timing of the project. **Board Action Required**

3. **Pavilion update-** EADS Engineering was recently asked to investigate a potential roof issue with the Pavilion. The inspection reveled a number of workmanship issues with the roofing structure. The building supplier has been put on notice and requested to make the necessary repairs.

HIDDEN VALLEY FOUNDATION, INC.

Nominating and Leadership Development Committee
2026 Annual Report
November 21, 2026

Committee Members: Larry Castner, Ann Gaudino, Jack Neely, Chris Umble, Lisa Borrelli Dorn (Board Liaison)

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.

Committee Goals

1. Continue year-round stewardship of committee and task group participation.
2. Promote awareness among homeowners of committee and task group scheduled initiatives and encourage member participation throughout the year.
3. Conduct first-ever HVF Leadership Conference
4. Identify future/new potential leaders/Board candidates; invite participation by new/recent homeowners.
5. Attract at least four candidates to run for the three board seats to be decided in the 2026 election.
6. Conduct a "Meet the Candidates" forum process that enables submission of real-time questions from live and on-line audience, in addition to homeowner and committee questions developed in advance.
7. Promote participation by all ownership types in Leadership and Elections participation.
8. Continue/improve Expand Volunteer Recognition initiatives.

SLRP Objectives and status:

Status	Committee	5,3,1 Goals
In Progress	**Nominating & Leadership**	Community Service & Volunteerism 1. Publish accomplishments and thank our volunteers- early and often via Weekly Update.
Underway/Needs improvement	**Nominating & Leadership**	Community Service & Volunteerism 1. Work with Social/Rec to publicize the success of events and thank the volunteers.
Complete and on-going	**Nominating & Leadership**	Community Service & Volunteerism 1. Sustain annual recognition of Volunteers Leadership Awards
Not started, awaiting website	**Nominating & Leadership**	Community Service & Volunteerism 1. Use new website capability to build a database of members attributes & interests
Completed for year 1; deleted for year 2026	**Nominating & Leadership**	Community Service & Volunteerism 1. Evaluate/pursue new youth-centered volunteer programs; explore initiatives that attract/serve young people

Complete for 2026	**Nominating & Leadership**	Community Service & Volunteerism 1. Encourage recognition efforts to help ensure that volunteers feel appreciated
Not started	**Nominating & Leadership**	Community Service & Volunteerism 1. Identify, evaluate, benchmark "best practices" for volunteer communication, training, and recognition among HOA industry
Complete and on-going	**Nominating & Leadership**	Community Service & Volunteerism 1. Revise, and as needed, refresh leadership of committees for 2026
Needs Improvement	**Nominating & Leadership**	Community Service & Volunteerism 1. Strengthen efforts to identify and mentor future volunteer leaders

Committee Initiatives:

A. Volunteerism and Volunteer Recruitment
   a. Completed Committee Leadership and membership roster for 2026
   b. Expanded outreach to engage with homeowners to build awareness of volunteer opportunities:
      i. Support and participate in regularly scheduled HVF "get acquainted" coffee hour sessions for homeowners. Cooperate with MarCom Committee to execute.
      ii. Conducted Celebrate Volunteers! Reception event to honor and thank all volunteers on July 11.

B. Volunteer Recognition
   a. Promoted recognition program among all homeowners and among all leaders
   b. Publicized award recipients during the year
   c. Support recognition of volunteers at regular Board meetings.
   d. Secured nominations for Volunteer service Awards program and arranged for presentation at Annual Meeting.

C. Leadership Development
   a. Invite Committee chairs input to SLRP process and identify potential future Board candidates.
   b. Conducted first HVF Leadership Conference workshop for all HVF leadership.
   c. Initiated pro-active out-reach to Condo Boards

D. Board Nominations and Election
   a. Conducted 2026 Board Election process with terrific support from HVF staff.
   b. Sent all ballot and election materials and a post card reminder election announcement mailing to help drive election participation.
   c. HVF Board Nominating and Election Process
      i. Lower barriers and increase member participation in Board elections
      ii. Secured approval on 2026 Elections Calendar - March
      iii. Sought At-Large and Self Nominations – August/September
      iv. Conducted Meet the Candidates/Members' Roundtable meeting – October 10

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 October 2 and October 16, 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 members, Board liaisons and HVF staff in attendance:

Donna Courson – Co-Chair	Y	Y
Rob Hanlon Co-Chair	Y	Y
Dennis Carroll	Y	Y
John Dickinson	Y	N
John Eddy	Y	Y
Eric Hardy	Y	Y
John McGrail	Y	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 – see following pages from October 2 and October16, 2026 meeting and discussions summary/recommendations: We are having an ongoing discussion concerning solar panels and any issues that we anticipate may arise. We plan to schedule a meeting with members of the BOD to present 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: recommendations regarding solar panels and decibel levels of generators

Next Meeting: November 6, 2026

HIDDEN VALLEY FOUNDATION, INC.
ARCHITECTURAL CONTROL COMMITTEE MEETING

AGENDA
Friday, October 2, 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. **John Geisler-ZLL-2709 Powder Ridge Rd-** Emergency Roof Repair/Active Leak. Approved 26-252
2. **Cindy McKenna -**TH-1934 S. Ridge Way- **REVIEW SECOND TIME PLACEMENT OF MINI SPLIT. Denied**
3. **Keith Gmiter-TH-4532 Nordic Ct- REVIEW SECOND TIME WITH PHOTOS.** Painting. Approved 26-254
4. **Ed & Sally Nolan-1764 Greenfield Ter.- REVIEW SECOND TIME TO WIDEN DRIVEWAY**. Approved 26-255
5. **Susan Rabe-TH-1627 Snowfield Way-** Replace storm door and all (10) windows; same style/same color. NOT New Construction windows. Approved 26-256
6. **Shawn Helman c/o Helman Family LP-SFH-460 Garder-** Remove (2) trees from property. Approved 26-257
7. **Shawn Helman c/o Helman Family LP-SFH-460 Gardner-** Replace entire roof of home. Repair chimney cricket. Certainteed Landmark Weathered Wood; ice/water shield. Approved 26-258
8. **Jarrett Katawczik-TH-1302 Westridge-** Paint full exterior of house/same color. Replace/repair chimney siding and cap; same color. Approved 26-259
9. **Christopher Renn-TH-1305 Westridge-** Add gutters and downspouts in rear. Include splash guards. Water to run towards existing drains and away from house and neighbors. Approved 26-260
10. **Seashal Belldina-Condo-5021 Summit-** Replacing front full view entrance door; same style. Replace arch window and (3) sliding windows with New Construction Windows Approved 26-261
11. **Ed & Sally Nolan-ZLL-1764 Greenfield Terrace-** Add double storm doors to double front door. Approved 26-262
12. **Ed & Sally Nolan-ZLL-1764 Greenfield Terrace-** Build roof over existing mini split unit. Approved 26-263
13. **Carn & David Quicquaro-SFH-145 Ridgeview Rd-** Address water pooling in yard and moisture/humidity in the house. Ad drain around 2 ½ sides of house, add 5 surface drains to direct water toward the road, tie downspouts into the drains, cut down (4) trees as marked, add river rock to left front of house, add 5 ton of topsoil. Gravel and spread driveway. Approved 26-253
14. **Charlene & Bob Wells-TH-1947 S. Ridge Way-** 4 replacement windows in master bedroom by Window Nation. Same style/Same color. Approved 26-264
15. **Donald Gray-TH-1824 Eagles Ridge Ter-** Replace fireplace insert with new unit. Remove siding new chimney system. Reinstall existing siding. Approved 26-265

16. **Becky McKinley-SFH-311Lake Rd-** Remove retaining wall and (3) Rhododendrons to in increase parking pad at top of driveway for a turn-a-round. Material to be crushed stone. Approved 26-266
17. **Adam Bell-Condo-5141 Summit Place -** New sliding window and transom. New Construction Windows with nailing fins. Approved 26-270
18. **Jim Houk & Laurie Keisley-TH-1498 Saddler Way** – Replace siding at roof peak due to damage. Approximate area 12'x3' Approved 26-267
19. **Love- SFH- 445 Imperial Road** – Installed storage shed without a permit. Per policy applying for review to keep or to be instructed to remove. 6'x12' storage shed on side/back deck. Constructed with T-11 siding and painted to match the house. Within property line by 100 feet. Approved 26-268
20. **Love- SFH- 445 Imperial Road** – Installed Greenhouse without a permit. Per policy applying for review to keep or to be instructed to remove. 6'x18' storage green house on side/back deck. Constructed with wood frame and heavy plastic. Within property line by 100 feet. Denied they have 60 days to bring down (December 1, 2026)
21. **Paul Jones-TH-1463 Gebhart Cout** – Replacing old deck, same footprint new pressure treated boards. Approved 26-269
22. **Okunewic-TH-3 Lakeview-** Install French Drain on common property side of front walkway. Denied

Next ACC meeting is scheduled for
Friday, October 16th, 2026, at 9 AM

Work done without need of a permit.
WITH PERMIT 25-364 11/11/25 working on roof replacement.
1627 Snowfield power wash/stain deck.
1500 Saddler Way Jefferson Township did not feel that they needed a building permit to add the additional door on the side; not on a load bearing wall

HIDDEN VALLEY FOUNDATION, INC.
ARCHITECTURAL CONTROL COMMITTEE MEETING

AGENDA
Friday, October 16, 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. Can we change December date from 12/4 to 12/11?

1. **Dan Morgan-TH-506 Kooser Circle-** Install 5" seamless gutters on front of house; downspout to follow trim of house. Drainage plan to ditch on side of property. Taupe Tone. Approved suggestion for alternative drainage. 26-273
2. **Ray & Monica Craig-TH-1534 Timbercrest Ct-** Change out wood fireplace, remove/replace siding. Approved 26-274
3. **Doug Henley-SFH-131 Green Tree Terrace-** Remove existing sliding doors and use Replacement window; same stye/same color. Approved 26-275
4. **Martin/Januszkiewicz-SFH-196 Ridgeview Terrace-** Remove 3 trees/trim bushes. Approved 26-276
5. **Martin/Januszkiewicz-SFH-196 Ridgeview Terrace-** Replace (5) Windows; same style/same color. Approved 26-277
6. **Matthew Long/Sarah Liu-TH-1474 Gebhart Way-** Installation of mini split on back deck of house. Approved 26-278
7. **Frank Whitcomb-TH-527 Kooser Circle-** Deck completed, now would like to pour concrete patio at lover level. Approved 26-279
8. **Rob Thompson-CONDO-1237 Tanyard-** Revised application to permit 26-191; change of contractor, change of glazing, change of color, adding front door replacement. New Construction - Condo approved. Approved 26-280
9. **Amanda Upton-TH-1101 Forbes Ln.-** Replace dead pine push with same type bush. Mugo Pine. Approved 26-281
10. **Brian Lenz-TH-1831 Eagles Ridge-** *Has Jefferson County Permit* – install new trex boards; upper/lower deck-toasted sand. Upper handrail square baluster to code. Approved 26-282
11. **Eric & Rachel Hardy-SFH-1753 Greenfield** – New Roof, Owens Corning Duration – Peppercorn. Dumpster in driveway. Trees Trimmed. Approved 26-283
12. **Ed & Deborah Balaban-TH-1842 Eagles Ridge-** New fireplace; exterior removal. Siding to be removed and replaced as needed. Approved 26-272
13. **Chris and Maggie Schreckengost-SFH-2304 South Ridge-** Repaint/New Color; remove/replace any existing deteriorated material. Approved 26-284
14. **Kevin & Colleen Lucas-TH-1930 South Ridge -** Repaint/Original Color. Repairs to lumber as needed/painted on all (6) sides. Replacement front door (26-203) to be painted. Approved 26-285
15. **Kevin & Colleen Lucas-TH-1930 South Ridge -** Install Mitsubishi Mini-Split at rear wall of deck. Approved 26-286

16. **Waldschmidt/Camerio-SFH-471 Gardner Rd-** replace rotten boards, rebuild and expand deck. Extend roof line to cover the deck. Railing – black metal to code. Has applied for Jefferson permit -Stacy has been advised. Approved 26-287 HOLD for Jefferson Permit.
17. **Laura Mazefsky-SFH-137 Ridgeview-** Permit 26-271 to place tarp of damaged roof. Requesting tree removal. Roof repairs to be advised. Approved 26-288
18. **John Wilcox-SFH-2334 South Ridge-** Remove (6) dead trees; (1) in the front, (5) in the back. Approved 26-289
19. **Robert McCreery-ZLL-1725 Snowfield-** Build front door deck w/railing 6'x8' ground level. Discussed while in meeting to revise railing to be less obvious. Approved 26-290
20. **Robert Fornal-TH-1965 South Ridge Way-** Replace rotted siding w/LP Smart Siding. Replace (2) windows w/New Construction Windows. Approved 26-291
21. **Joe McCue-ZLL-1752 Greenfield-** Replace rotting siding w/LP Smart Siding. Approved 26-292

Outside Work without an ACC Permit

17 Lakeview Dr replace two wood panels with cement panels to match existing.
1903 Hightop repair some siding to fireplace

Next ACC meeting is scheduled for
Friday, November 6, 2026, at 9 AM
December Meeting moved to the second week: 12/11/26

Meeting Minutes – November 5, 2026

Committee Name: Environmental Stewardship and Landscaping

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, JB Wilcox, Rick Etling

Meeting Minutes::

1. Summit Project – the committee reviewed the Summit Project. It successfully accomplished two of the committee's goals 1) host a community volunteer project and 2) pilot a sustainability project (native perennial garden). The Summit entrance was cleared of weeds and grasses, invasive plants were removed, 300 daffodils were planted, and the area was prepped for planting of native perennials in the Spring. A few Summit homeowners participated, and we received very positive feedback from many Summit homeowners.

2. Invasive Management – roots of the multiflora rose that was cut down in 2026 will be treated in the Spring of 2027. (March-April)

3. Forester walkthrough – decided May-June would be the best time to schedule for 2027.

4. HV Maintenance - Agreed to invite Brian Hoffer to an early Spring meeting next year to share our committee's goals and discuss opportunities to mutually support

overall landscaping vision for the Hidden Valley community.

5. Annual Meeting – committee agreed to host a table at the Annual Meeting:
    a. Share the types of work the committee has done
    b. Have sample photos of invasives that have been removed
    c. Have a sign-up sheet for homeowners who would like to be notified of volunteer popup activities in the coming year
    d. Have a few volunteer information forms available only for homeowners who are seriously interested in joining the committee. Committee members and chairs are approved by the board in early January.

6. Meeting dates – agreed to continue meeting at 5:00 pm on the first Thursday of each month. Will start up meetings in March of 2027.

Next Meeting: **Thursday March 4 2027 at 5:00 pm**



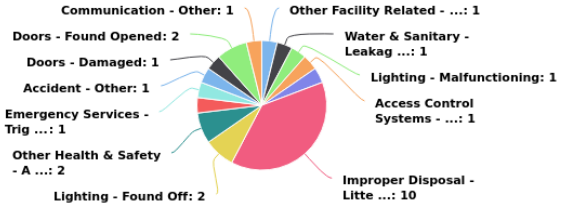
HIDDEN VALLEY FOUNDATION Incident Analysis

10/01/2026 - 10/31/2026

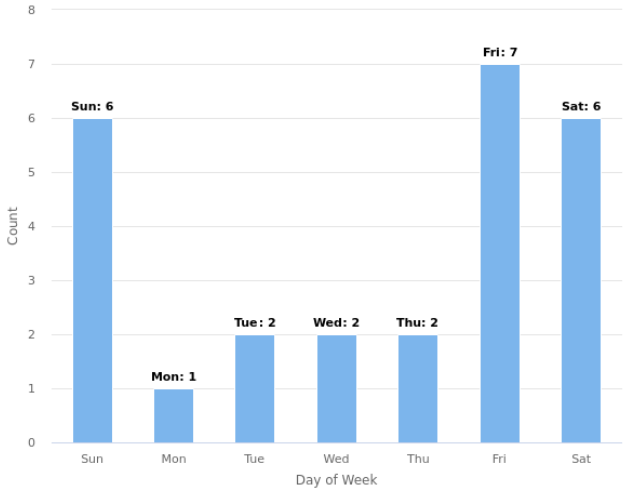
Multi-dimension Overview

10/01/2026 - 10/31/2026

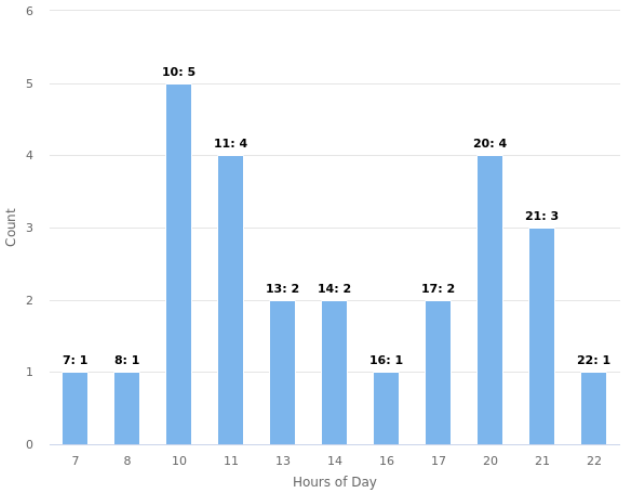
Incident Category



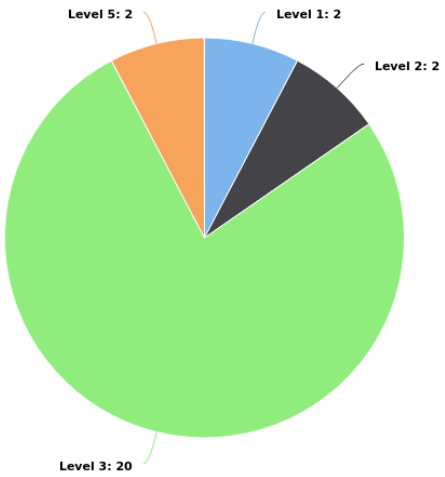
Day of Week



Hours of Day



Incident Severity Level (1-5)



Incident Category by Day of Week

10/01/2026 - 10/31/2026



Incident Category	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
Other Facility Related - Garbage & Cleanliness	1							1
Water & Sanitary - Leakage					1			1
Lighting - Malfunctioning			1					1
Access Control Systems - Triggered						1		1
Active Hazard - Gas Leak						1		1
Improper Disposal - Littering	3			2		3	2	10
Lighting - Found Off	2							2
Other Health & Safety - Animal Disruption					1		1	2
Communication - Complaint						1		1
Emergency Services - Triggered							1	1
Accident - Other			1					1
Doors - Damaged		1						1
Doors - Found Opened						1	1	2
Communication - Other							1	1
Total	6	1	2	2	2	7	6	26

Jefferson Twp Supervisor Meeting November 12, 2026

1. Joint Somerset Township Water & Sewer Authority and Somerset Water Authority agreement ending on December 1, 2026.

2. Somerset County has rules/regs for Solar Farms, Cell Towers and Data Centers. Jefferson Twp is looking at additional regulations on Data Centers.

3. Somerset County Department of Emergence Services-Disaster Recovery Assistance Program, Public Infrastructure informational Meeting November 16, 2026 attended by Bev Zern.

4. Paving and Seal Coating bids to advertise for 2027.

5. Potential incident for Somerset Trust Company and Jefferson Twp Accounts: Close and new accounts opened.

6. Balanced Budget for 2027. NO TAX INCREASE FOR JEFFERSON TWP.

John G Eddy, Hidden Valley Foundation-Jefferson Twp liaison.