

Hidden Valley Foundation, Inc.



Board of Directors Monthly Board Meeting Friday, April 17, 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
Sandra Sekerka, 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 – ACC Application Denial to Install Generator

6. Announcements/Discussion Points

6.a Announcements

6.a.1 Spring Clean-Up Day, Saturday, April 18, 2026

6.a.2 2026-2027 HVF Budget Presentation to the Community, Saturday, May 9, 2026

6.a.3 BOD Meetings on Saturdays at 9am starting in May – May 16, 2026

6.b Discussion items:

6.b.1 Pavilion Enclosure Update

6.b.2 EV Charger Update

6.b.3 Walking Path Project Update

6.b.4 Discussion about Homeowner/Guests Registration for Summer Events

6.b.5 Discussion of Drone Policy (Unit Owner & Resident House Rules Handbook)

7. Set the Agenda

Motion to set the agenda:

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

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

9. Approve the Minutes of March 20, 2026 Board Meeting

Motion to Approve the minutes of March 20, 2026 Board Meeting

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

10. Treasurer's Report, Page

Motion to Accept Treasurer's Report

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

11. Executive Director Report, Verbal

Anna Holloway, Executive Director & Community Manager

12. Maintenance & Facilities Manager Report, Verbal

Brian Hofer, Maintenance & Facilities Manager



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

13.1 Finance Committee, No Report

Bob Kollar, Chairperson

13.2 Audit Committee, No Report

Robert Armen, Chairperson

13.3 Maintenance Committee, Page

George Harakal, Chairperson

13.4 Strategic Long-Range Planning Committee, Quarterly Update

Chris Umble/Hayden Blazer, Chairpersons

13.5 Social and Recreation Committee, No Report

Erin Mikolich, Chairperson

13.6 Nominating & Leadership Development, Page

Chris Umble, Chairperson

13.7 Architectural Control Committee, Page

Donna Courson & Rob Hanlon, Co-Chairpersons

13.8 Rules & Regulations Committee, Page

Chris Taylor, Chairperson

13.9 Marketing and Communications Committee, Page

Janet Dickinson & John Eddy, Co-Chairpersons

13.10 Community Safety & Security Committee, No Report

Bev Zern, Chairperson

13.11 Water and Wastewater Committee, No Report

George Harakal, Chairperson

13.12 Multi-Use Paths Committee, No Report

Jay Smith, Chairperson

13.13 Clean Energy Committee, Page

Bob Earley, Chairperson

13.14 Environmental Stewardship & Landscaping Committee, Page

Linda Lackey, Chairperson

13.15 Rental Impact Working Group, No Report

Patrick Sweeney, Chairperson

13.16 Long Term Growth Impact Working Group, Page

Jim Zern, Chairperson

Motion to Accept Committee & Working Group Reports:

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____



14. Other Reports

14.1 Security Incident Report Summary, Page

14.2 Jefferson Township Communications, Page

15. New Business

15.1 Motion to Approve _____ for Line Painting Contract in the amount of \$ _____

Motion to approve _____ for line painting contract in the amount of \$ _____

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

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

Motion to approve volunteer application of Roianne Wilson for membership to Social & Rec Committee

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

16. Set next monthly meeting date

16.1 Saturday, May 16, 2026 at 9am – Monthly Board Meeting

17. Adjournment

Motion to adjourn meeting:

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

Time of Adjournment _____



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

**MONTHLY BOARD OF DIRECTORS MEETING
HIDDEN VALLEY FOUNDATION, INC.
Friday, March 20, 2026**

Meeting Minutes

1. Members' time: N/A

2. Call the meeting to order:

The HVF BOD Meeting of Friday, March 20, 2026 was called to order at 7:04 PM by President Pat McGrail at South Ridge Center.

3. Board attendance roll call:

- Board Members in attendance in Person: Pat McGrail, Bob Kollar, Rick Etling, Dan Friday, Tom Molenda, and Lisa Borrelli Dorn
- Board Members in attendance via zoom: Dan Martin
- Staff in attendance: Anna Holloway, Executive Director (in person), and Sandy Sekerka, Manager of Accounting (via Zoom)

4. Establish board quorum:

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

5. Announcements/Discussion Points:

Announcements:

5.a.1 Easter Egg Hunt & Party - Saturday, March 27, 2026

5.a.2 Spring Clean-Up Day, Saturday, April 18, 2026 – Linda Lackey in charge of the event; the planning is done; there will be a box lunch for volunteers.

5.a.3 2026-2027 HVF Budget Presentation to the Community, Saturday, May 9, 2026

Discussion items:

5.b.1 Pavilion Enclosure Update – George Harakal is obtaining quotes for patio and garage doors to enclose the pavilion

5.b.2 EV Charger Update – Bob Earley provided a summary for the board to review options and tentative prices. Electrical panel will need upgrading to handle EV Charger with 2 ports

5.b.3 Walking Path Update – Process is ongoing

Additional Discussion Item: Conveyance of Property to the Foundation by the Developer. Ongoing discussions with the developer about a number of small parcels of property that will be conveyed or granted easements to the Foundation by the Developer.

6. Set the Agenda:

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

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

7. Approve the February 20, 2026 Board Meeting Minutes:

Bob Kollar made a Motion to Approve January 16, 2026, Board Meeting Minutes, and Dan Friday seconded Motion.

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

8. Approve the March 9, 2026 Special Board Meeting Minutes:

Rick Etling made a Motion to Approve January 16, 2026, Board Meeting Minutes, and Bob Kollar seconded 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 for the Eight-Month Period of July 1, 2025 To February 28, 2026.

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

10. Executive Director Report, Verbal:

Anna Holloway, Executive Director & Community Manager, discussed the following: The resort has now closed for the season. The shuttle ran on Saturday to accommodate skiers attending the Pond Skim. A number of lifeguards are returning for the summer, and others will be hired and trained shortly. Condominium Associations are gearing up for annual maintenance work. The staff is busy helping the Associations with budget planning and upcoming annual meetings.

11. Maintenance & Facilities Manager Report, Verbal :

Brian Hofer, Maintenance and Facilities Manager, was not present and Anna Holloway, Executive Director & Community Manager, reported for him: EADS will be providing an RFP for the FY27 paving project soon; JML starting spring cleanup on property; Zambos Tree Service has trimmed trees along major roadways and working on removal of marked dead trees. Green Tee's construction permits remained denied as the state requires more information.

12. Committee Reports:

12.1 Finance Committee, Page & Page for 14.1

Bob Kollar, Chairperson

12.2 Audit Committee, Page for 14.1

Robert Armen, Chairperson

12.3 Maintenance Committee, Page for 14.1

George Harakal, Chairperson

12.4 Strategic Long-Range Planning Committee, Page for 14.1

Chris Umble/Hayden Blazer, Chairpersons

12.5 Social and Recreation Committee, Page for 14.1

Erin Mikolich, Chairperson

12.6 Nominating & Leadership Development, Page & Page for 14.1

Chris Umble, Chairperson

12.7 Architectural Control Committee, Page & Page for 14.1

Donna Courson & Rob Hanlon, Co-Chairpersons

12.8 Rules & Regulations Committee, Page for 14.1

Chris Taylor, Chairperson

12.9 Marketing and Communications Committee, Page for 14.1

Janet Dickinson & John Eddy, Co-Chairpersons

12.10 Community Safety & Security Committee, Page for 14.1

Bev Zern, Chairperson

12.11 Water and Wastewater Committee, Page for 14.1

George Harakal, Chairperson

12.12 Multi-Use Paths Committee, Page & Page for 14.1

Jay Smith, Chairperson

12.13 Clean Energy Committee, Page for 14.1

Bob Earley, Chairperson

12.14 Environmental Stewardship & Landscaping Committee, Page & Page for 14.1

Linda Lackey, Chairperson

12.15 Rental Impact Working Group, Page for 14.1

Patrick Sweeney, Chairperson

12.16 Long Term Growth Impact Working Group, Page & Page for 14.1

Jim Zern, Chairperson

12.17 Governance & Leadership Working Group, Page for 14.1

Pat McGrail, Chairperson

RESOLVED: Bob Kollar 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 Committee Mission Statements and Programs for Work for 2026

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

14.2 Motion to Approve Volunteer Application of Sherrie Marafino for Membership to the Long-Term Growth Impact Working Group

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

14.3 Motion to Approve Volunteer Application of Michael Roberts for Membership to the Long-Term Growth Impact Working Group

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

14.4 Motion to Approve Volunteer Application of Liz Snyder for Membership to the Long-Term Growth Impact Working Group

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

**14.5 Motion to Authorize Purchase of EV Charger Manufactured by _____.
Amount not to exceed: \$ _____.**

RESOLVED: President Pat McGrail amended this to a Motion to Table the Authorization to Purchase an EV charger. Tom Molenda made a Motion to Table, and Dan Friday seconded the Motion. Discussion followed to approve the Clean Energy Committee moving forward to provide obtain estimates for EV Charger installation at the end of South Ridge Center pavilion parking lot area. There being no further discussion, all Directors voted in favor of the Motion as modified and the Motion carried.

14.6 Motion to Approve _____ for Electrical Installation of EV Charger

RESOLVED: President Pat McGrail amended this to a Motion to Table the Installation of an EV charger. Rick Etling made a Motion to Table, and Bob Kollar seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion as modified and the Motion carried.

14.7 Motion to Accept the Conveyance of Summit Village Phase II aka North Summit

RESOLVED: President Pat McGrail amended this to a Motion to Table the Acceptance since the deed needs to be corrected. Dan Martin made a Motion to Table, and Dan Friday seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

15. Set next monthly meeting date:

President Pat McGrail stated the next Monthly Board of Directors Meeting of the HVF will be held on Friday, April 17, 2026 at 7:00 PM – 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 Tom Molenda seconded the Motion. There being no further discussion, all Directors voted in favor of the Motion and the Motion carried.

The meeting adjourned at 8:17 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

MAINTENANCE COMMITTEE MISSION STATEMENT (Per By-Laws)

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

Meeting Date/Time: March 10, 2026

Committee members, Board liaisons and HVF staff in attendance:

See Attached Agenda

Meeting Agenda topics:

See Attached Agenda

Key discussions summary/recommendations:

1. Reviewed line painting bids/ recommend award to United Painting after discussion on quantities stated in proposal. (Brian)
2. Reviewed final recommendations for the use of overhead garage doors and storefront man doors. Need to finalize cost on storefront doors. Will provide final costs for next board meeting.
3. Discussed Snowfield walking path documents. Committee agrees with approach proposed by Walking Paths Committee.
4. Reviewed General Update items as listed on attached agenda
5. Discussed the potential of revising the existing fire pit/ grill policy. General agreement that the possibility of a gas fire pit and a gas grill could be considered for the park/pavilion area.

Action/decisions to be presented to the Board:

1. Approve the award of line painting to United Painting
2. Approve the recommendation to move forward with the Pavilion Enclosure as presented by the Maintenance Committee

Next Meeting: May 8, 2026

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

Date: 04-10-26

Time: 2:30 p.m.

Location: SRC, Zoom Conferencing

Members:

George Harakal Dan Martin Terry Eddy John McGrail

David Oster Tom Sierzega Dave Willard Jim Zern

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

Discussion Topics/Projects for Maintenance Committee:

1. Line painting
 - Proposed bids attached; glass beads vs. no glass beads
 - Recommendation to the Board
2. Pavilion Enclosure Update
 - Final proposals to review
 - Recommendation to the Board
3. Snowfield Dr. Walking Path Update (multi-year)
 - EADS Drawings
4. FY27 Paving Project scope:
 - Hightop Drive from Snowfield to Green Tee
 - 11 designated patching repairs around the community
 - 2 additional parking lot spaces at SRC pavilion

General Updates

5. JML Seasonal Update
 - Spring Cleanup
 - Mulching Plan w/pilot program of alternative plant materials at Summit View Ct
6. FY27 Capital and Operating Budget planning (yearly)
 - Pond Treatment – annual contract April-September
 - Tree Removal – continue budgeted approach for tree removal
 - Dumpster blinds/firewood boxes replacement
 - Pedestal post replacement

7. Additional Topics/Considerations by Maintenance Committee

Next Meeting Tentative Date: 5/8/26 at 2:30pm



HIDDEN VALLEY FOUNDATION, INC.

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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, Hayden Blazer, Rick Etling

2025 Strategic Plan Objectives and status:

Homeowner Value

1. Maintain and grow curb appeal and marketability of Hidden Valley residences – Homeowner upkeep and community landscaping efforts continue.
2. Walking path(s) expansion – implementation plan being finalized and initial work to start as soon as possible in 2026 on initial 2 sections.
3. SCR Pavilion enclosure – final cost estimates in progress and expect work to be completed before the summer season.
4. Implement a coordinated “Landscape Stewardship Plan” – Tree Policy has been updated. Tree removal and replacement ongoing. Preliminary long term stewardship plan to be completed in 2026
5. Monitor and improve HVF utilities infrastructure – monitoring continues following successful clean water project. No new issues at this time.

Quality of Life

6. Enhance HV Year-Round Value Proposition – area activities are regular feature of weekly newsletter. Several new objectives for homeowner activity to be pursued in 2026.
7. Enhance Community Sustainability – Energy Committee continues to focus on cost savings for homeowner energy usage. EV charger targeted to be installed by mid-summer.
8. Rental Unit Policy Implementation – working group established under the Strategic Plan, recommendations expected in 2026.

Safety & Security

9. Improve Emergency Response to health emergencies (EMR) and other community/regional emergencies (catastrophe response) affecting the community - Safety committee completed another CPR session, conducted coordination meetings with local EMS agencies to improve emergency response, and initiated efforts to define potential catastrophic response plans that could affect the entire community.

Community Service and Volunteerism

10. Expand Community Service & Volunteerism - Leadership Conference completed in February 2026. Developing best practices for Volunteerism is a 2026 target.

Marketing and Communications

11. Improve communications to and among the Foundation and homeowners – weekly newsletter is the primary focus
12. Complete Website upgrade; leverage technology to expand access and effectiveness of homeowner communications – nearing completion, expected in first half of 2026
13. Expand marketing outreach to better position community as a year-round community – objective delayed by Board until post website upgrade and further definition of long-term needs.

Governance and Leadership

14. Leadership development and mentoring across all levels of leadership in the community – roles and responsibilities of BOD and roles of committee chairpersons continue to be emphasized.
15. Stewardship and evolution of Governing documents – completed preliminary review of HVF Bylaws. CC&R review in progress. Target for community approval in late 2026.
16. Complete a community Long Term Impact Study – working group initiated and program of work under development. Potential growth plans by Developer continues to be monitored.

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.

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COMMITTEE MONTHLY REPORT

Committee Name: Nominating and leadership Development Committee

Report Date: April 9, 2026

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

Committee Mission/Range of Responsibility:

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

Key summary/recommendations:

1. Leadership Development
 - a. Per the HVF Leadership Conference, Mission statements and Programs of Work for all committee have been approved by the Board
2. Nominations Process – Committee is actively considering changes to the Meet the Candidates process to improve attendance and enhance Q&A interaction

Action/decisions to be presented to the Board:

1. June 6 has been identified as a date to host the next leadership event and an opportunity for members considering Board candidacy to meet and mingle with current Board and other leadership. A reception with simple food/drink and with invitations to all leadership and volunteers. All Board members are specifically encouraged to attend on June 6.



HIDDEN VALLEY FOUNDATION, INC.

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COMMITTEE MEETING REPORT

Committee Name: Architectural Control Committee – March 2026

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 & Rob Hanlon Co-Chairs

Committee Members: Dennis Carroll, John Dickinson, John Eddy, John McGrail, Mike Mikolich, Richard Miller

Dan Friday - Board Liaison

Ken Pash – HVF Property and Compliance Inspector; Mary Beth McAliley - HVF Staff Member

Meeting Agenda topics: Permit requests – see following pages for March Meetings

We also decided to place the verbal approval of members on the signature sheet not physically present but online so that we would have a quorum. We will discuss applications for installing solar panels. So far we have had no requests but have had some questions. Donna is researching this and we will discuss it further at upcoming meetings. A call was also placed to Rick Etling for his input.

Key discussions summary/recommendations: Permit requests – see following is pages

Action/decisions to be presented to the Board: N/A

Next Meetings: April 3, 2026 and April 17, 2026

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

AGENDA

Friday, March 6, 2026, 9:00 AM

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

1. **Sokol - TH - 511 Kooser Circle** - Replace existing broken hot tub to same location/bottom-ground level deck with Crossover 740S; seats 6-7 ppl, 80"x80"x36". Will access existing 220V outlet. **Approved 26-016**
2. **Eichner - Single Family Home - 1740 Hightop Drive** - Replace 6-9 shingles at bottom edge of rear addition because of wind damage. **26-015 Fastrack Committee Approved.**
3. **Carroll - Single Family Home - 296 Imperial Rd** - Install Radon Mitigation System with exterior fan and vent downspout. **Approved 26-017**
4. **Pyle - TH - 1452 Gebhart Ct** - Replace full roof with Owens Corning Burnt Sienna. **Approved 26-018**
5. **Jacobson - Condo - 1239 Tanyard Ln** - Replace 8 windows, front door and slider. **Approved 26-019**
6. **Witalis - TH - 574 Laural CT** - Replace rotted boards and repaint: Siding/Homberg Gray/SW7622 and Trim/Taupe Tone SW7633. **Approved 26-020**
7. **Brown - TH - 4529 Nordic Way** - Replace back deck and stain Spicewood SW3021, change out wood siding at front door Peppercorn SW7674. **Denied requesting additional information.**
8. **Daly - SFH - 188 Ridgeview Rd** - Prep, prime and paint five exterior doors. SW French Roast SW 6069. **Approved 26-021**
9. **Siger - SFH - 265 Imperial-** Pressure wash and complete need repairs, stain deck and railing. **Approved 26-022**
10. **Hokanson - TH - 1524 Tailor Way-** Replace 2nd floor bedroom window with Viwinco S Series, new construction window. Bronze, trim painted SW3002 Belvedere Tan. **Approved 26-023**
11. **Sullivan - TH - 1715 Snowfield Run-** Replace front bedroom window with Sierra Pacific, new construction window. Bronze, trim painted SW9103 Farro. **Approved 26-024**
12. **Miller - 1627 Snowfield Way** - Paint two exterior doors SW2802 Rockwood Red and stain deck Spicewood. **Approved 26-025**

**Next ACC meeting is scheduled for
Friday, March 20, 2026, at 9 AM**

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

AGENDA

Friday, March 20, 2026, 9:00 AM

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

1. **Denny & Linda Brown - TH - 4529 Nordic Way** - (from last meeting requesting more information- Replace deck and stain. Change out some siding by front door. **Approved. 26-027.ACC recommends pressure-washing the block foundation at the deck stairs.**
2. **Breneman - TH - 1702 Snowfield Run** - Add Heat Tape to front and back roofs to eliminate ice dams. **Approved-26-028. Electrical power should be supplied by a GFCI outlet.**
3. **Kampas - TH- 560 Pine Court** - Power wash deck and stain Spicewood. **26-026 Fastrack Committee Approved.**
4. **Marty & Eva Silverman- SFH- 2324 So. Ridge Dr-** Replace patio door/transom window. **Approved.26-029**
5. **Sharon Howard-Frieri- TH- 1869 Eagles Ridge Way-** **Approved 26-030**
 - Remove satellite dish from roof and patch where necessary.
 - Remove dead tree between garage & townhouse.
6. **Becky McKinley-SFH-311 Lake Rd.-** Extend existing deck 3' and replace a previously removed hot tub. An existing 220 circuit to be used for the hot tub. **Approved 26-031**
7. **Jeff Reken- SFH- 2310 So. Ridge Dr. -**
 - Re-paint exterior of home using Flood Pro exterior “lodge brown” stain for siding and “shade tree” for trim. (Same colors as existing).
 - Re-shingle entire roof with Owens-Corning “Desert Rose” shingles. (Same as existing). **Approved 26-032**

Miscellaneous Item

8. **Paul Brown-TH-1863 Eagles Ridge Way** - An e-mail indicating he plans to start construction sometime in the future is attached but did not clarify if he was building per the approved permit. I will continue to follow up.

**Next ACC meeting is scheduled for
Friday, April 3, 2026, at 9 AM**



HIDDEN VALLEY FOUNDATION, INC.

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COMMITTEE MEETING REPORT

Committee Name: Rules and Regulations

Committee Mission/Range of Responsibility:

The role of the Rules and Regulations Committee is covered by Article XII, Section 1 (e) of the Bylaws, which states that, “The Rules and Regulations Committee shall advise the Board of Directors on matters requiring the adoption of rules, regulations or guidelines for the use and enjoyment of all Community Properties and facilities of the Foundation. When directed by the Board, the Rules and Regulations Committee shall develop and draft rules, regulations and guidelines for the use and enjoyment of all Community Properties and facilities of the Foundation which shall be reviewed and approved by the Board.”

Meeting Date/Time: April 1st, 2026

Committee members (Chris Taylor, Jim Zern, Toni Oster), Board liaison (Lisa Borrelli Dorn) and HVF staff (Anna Holloway) in attendance:

Apologies from Laura Moyer, and John Eddy

Meeting Agenda topics:

1. Review outcome of recent meeting with HVF Board regarding program of work
2. Discuss program of work next steps
3. Action item requests to the board

Key discussions summary/recommendations:

1. Recent discussion between the committee and the HVF board resulted approval of proposed program of work shown below, as well as the addition of an item related to EV use policy
2. Committee prioritized actions as follows:
 - a. Project to streamline fine schedules by creating links from individual policies to the master fine schedule
 - b. Support review of CC&R’s. Dependent on feedback from HVF Board on timing
 - c. Complete and close out any open policy reviews / clarifications that may still exist,
 - i. Policy 23, Hunting, Firearms, Weapons, and Fireworks.
 - ii. Policy 34, Outdoor Grill
 - iii. Policy 45 Outdoor Fire
 - iv. Policy 46 ATV-UTV

Action/decisions to be presented to the Board:

- Action by the Board to provide an update as to the timing of decision on Fire Pit and Grills on common property. This will allow the R&R committee to set the timeline for the policy review
- Update on EV Project to allow the R&R committee to lay out a timeline and action plan for policy development
- Update on the progress of the CC&R review

Next Meeting: May 6th



HIDDEN VALLEY FOUNDATION, INC.

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MarCom COMMITTEE MEETING REPORT - March 10, 2026

Committee Name: MarCom

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

Committee Objectives:

Roll out new website in April 2026

Provide opportunities for HV community to come together socially

Recruit new members for MarCom

Refresh the Weekly Update (Mountain Life is Calling)

SLRP Objectives and status:

Complete rollout of new website

Refresh the weekly update and other communication tools

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

Committee members, Board liaisons and HVF staff in attendance:

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

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

Meeting Agenda topics:

Website update - Roll out new website in April 2026

1. Increase Homeowners meeting participation
2. New Ideas for Hidden Valley Merchandise – TBD
3. Review the Annual Calendar for “Saturdays with Neighbors” - (John Eddy has scheduled “Coffee with Neighbors for each month throughout the year).

Key discussions summary/recommendations:

1. Dan Millett/Anna Holloway provided status of website. Committee will begin reviewing and providing feedback by April 14, 2026. Members will consolidate feedback and send it to Dan the following week.
2. This was tabled until April meeting. Jill and Wendy will meet offline to talk about social media for 2026 and report back at the next meeting

Action/decisions to be presented to the Board: None

Next Meeting: April 14, 2026



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

April 10, 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. Update the Walking Trails Master Plan based on available HVF budgets and identified funding sources.

Action/decisions to be presented to the Board:

- Review Jay Smith plan markups provided to Board Members, Pat McGrail and Bob Kolar on 03/16/26.
- Review Snowfield Drive pathway alignment in the field. Make adjustments as need to address any impact concerns.

Status: HVF is beginning to implement Snowfield Drive Path funding, engineering and development of the construction contract.

Recent Developments:

1. Reviewed EADS draft construction contract and conceptual plans and provided comments to Brian Hofer on 03-16-26
2. Telecom with EADS project engineer, Ethan Keefer, to discuss my comments on EADS draft contract and conceptual plans.

Hidden Valley Foundation

Energy Committee Monthly Report

April 2026

Project Overview

The Energy Committee continues to advance a community EV charging installation at South Ridge Center (SRC). The project has progressed from feasibility into validated planning and execution readiness.

Progress Summary

- Location approved (SRC)
- Electrical capacity confirmed (200A service, 60A allocation)
- Vendor responses received (Blink, Plugzio)
- Electrical bids received and under review
- Committee aligned on Option B (dual-port configuration)

Current Status

The project is approximately 85–90% complete. Remaining work is focused on final scope confirmation and validation prior to recommendation.

Items in Progress

- Final vendor input and clarification
- Electrical scope alignment (ensuring consistency across bids)
- Installation scope definition (roles and responsibilities)

Outstanding Items

- Trenching scope and inclusion in project
- Confirmation of any engineering or permitting requirements
- Final validation of project scope

Timeline (Estimated)

- Final validation: 1–2 weeks
- Committee executive review: immediately following
- Board executive session: shortly thereafter
- Project initiation (pending approval): Spring/Summer 2026

Committee Direction

The committee will move forward with a clear recommendation to streamline decision-making and support timely execution.

Next Steps

- Finalize remaining validation items
- Confirm recommendation
- Prepare board-ready presentation
- Coordinate executive session for approval

Summary

The project has reached a mature stage of evaluation. The committee is focused on final validation and preparing a clear, actionable recommendation for board consideration.

Respectfully submitted,

Bob Earley
Chair, Energy Committee
Hidden Valley Foundation
Cell: 703-405-5056
Email: Rearley535@gmail.com

Board Update - April 17, 2026 Board Meeting

Committee Name: Environmental Stewardship and Landscape

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

Strategic Objectives:

Status	5.3.1 Goals
Complete	Homeowner Value 4. Consolidate oversight of landscaping, forestry, and groundwater management within an assigned committee/HVF function
In Progress	Homeowner Value 4. Create an integrated "Landscape Stewardship Plan" putting together the forester's study and stormwater management recommendations, with prioritized common area and neighborhood landscaping initiatives.
Complete	Homeowner Value 4. Update Tree Removal Policy to support Stewardship Plan
Not Started	Quality of Life 2. Coordinate with landscaping to maintain green environment of overall community
Not Started	Safety & Security 4. Continue to implement best forestry practices detailed in the forestry consultant's report

Committee Meeting Date: March 6 2026

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

Actions/Decisions to be presented to the Board: None at this time.

Meeting Minutes and Status Update:

1. Tree Removal and Replacement Policy:

a. All documents used in the process have been updated and are in place.

- i. **Tree Policy** is complete and accessible via HVF website under Policies
- ii. **Arborist Review Form** that the HVF certified arborist will use to 'sign off' on ACC permit applications for tree removal was created by Anna and is in place at the Foundation Office.
- iii. **ACC permit application** has been updated by Anna and is accessible to applicants on the HVF website.

- iv. **Addendum A (Approved Tree List)** – is in place on the website and can be expanded, as needed, to include shrubs and a broader selection of naturalized trees.

2. **Environmental Landscape Stewardship Plan** – In line with the long-term vision of environmental sustainability,

- a. The Foundation Office has discussed replacing a section of mulch with groundcover at the Summit.
- b. This is considered a good pilot project to determine better ways to reduce our use of mulch.
- c. JML was asked to prepare a bid and to make suggestions for ground cover that would work.
- d. Rick reached out to WPC for suggestions on groundcover and received feedback on several. (Pennsylvania Sedge, Wild Ginger, golden Groundsel, Creeping Phlox)
- e. Project is on-going.

3. **Invasives:**

- a. We are planning an exhibit on Invasives for Spring Clean-up Day. Spring Clean-up usually brings out 15 to 20 volunteers who enjoy the outdoors. We can use this as an opportunity to educate more of our community on invasives and advise that we may be looking for volunteers in the coming months for invasive clean-up.
- b. A pilot volunteer group (Alica and Linda) successfully removed Garlic Mustard that was spreading along Saddler Way. This demonstrates how volunteer groups at HV can make an impact on invasive removal.

Primary Action Items:

1. **Facilitate Spring Cleanup**
2. **Continue Invasives removal**
3. **Development of 5-3-1 Environmental Stewardship Plan**

Next Meeting: May 1, 2026, 4:00 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:

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

Committee Objectives:

This Working Group was commissioned by the Board of Directors at the January 16, 2026, Board of Directors meeting. A DRAFT of a Program of Work has been created and noted below. The committee expects to finalize it at an April 27, 2026 meeting at which time it will be submitted for Board approval at the May 16, 2026 Board meeting.

SLRP Objectives and status:

1. Forecast and quantify growing demand for services and amenities accompanying residential growth.
2. Evaluate trajectory of growth in rental properties
3. Considered to be a long-term functioning committee.

Meeting Date/Time: March 23, 2026 @ 5:00 PM (in person and virtual)

Committee members, Board liaisons and HVF staff in attendance:

In person – Jim Zern and Anna Holloway

Virtual – Bob Kollar, Chris Umble, Rick Etling, Mike Roberts, Liz Snyder and Sherrie Marafino

Absent – Pat McGrail, Tom Molenda, Hayden Blazer

Meeting Agenda topics:

1. Continued discussion regarding Opportunities and Challenges
2. Develop a Program of Work for 2026
3. Approaching the tasks
4. Working with other HVF committees for input
5. Community involvement

Key discussions summary/recommendations:

1. Develop events/scenarios anticipated for long-term growth and then identify opportunities and challenges for each.
2. Events and challenges could encompass a period up to and including 10 years in considering SLRP has a 5-year tenure.
3. There is a great need for data collection as opposed to simply opinion.
4. Development of goals, i.e., Program of Work for 2026.
5. With much discussion, the following **DRAFT** of the 2026 Program of Work is as follows:

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

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

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

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

It should be noted the DRAFT of the Program of Work was compiled by the chairperson after the meeting based on the discussions and “general” language identified for each component. It is anticipated that the committee will review and finalize the Program of Work for 2026 at the April 27th meeting and then submit it to the Board for approval.

Action/decisions to be presented to the Board:

Mission was approved by the Board at the March 20, 2026, Board meeting.

It is anticipated that a Program of Work will be submitted for the May Board meeting when the draft of the Program of Work is refined and approved by the committee for submission.

Next Meeting: Monday, April 27, 2026 @ 5:00 PM (in person and virtual)



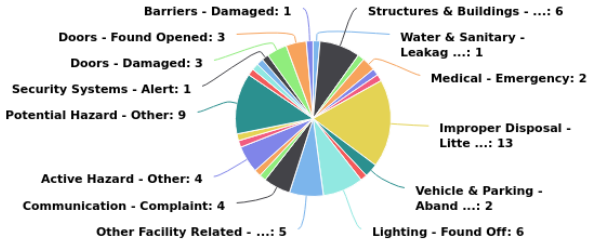
HIDDEN VALLEY FOUNDATION Incident Analysis 03/01/2026 - 03/31/2026

Multi-dimension Overview

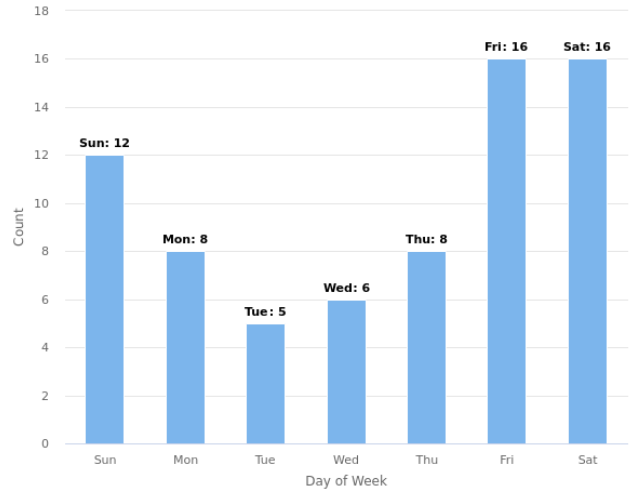
03/01/2026 - 03/31/2026



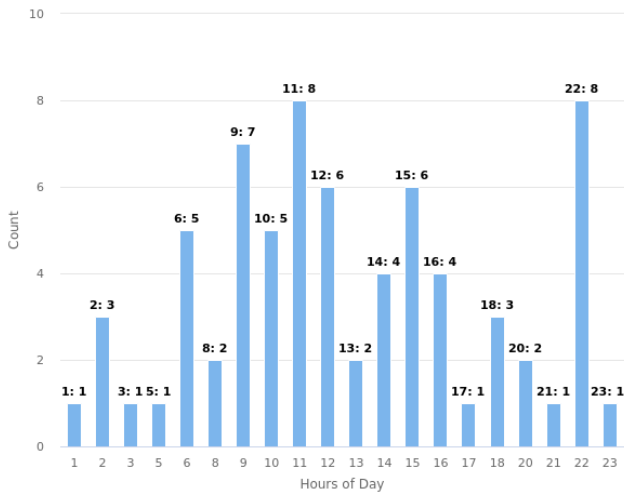
Incident Category



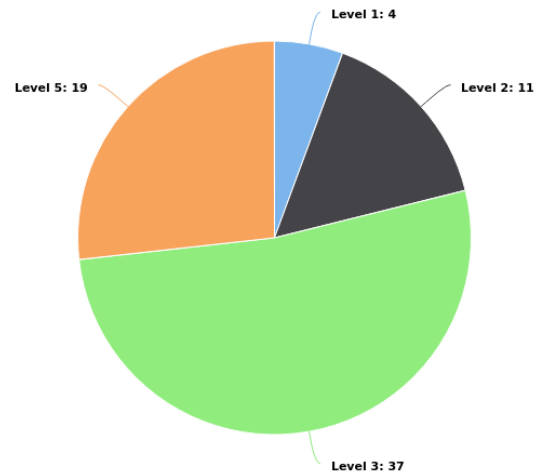
Day of Week



Hours of Day



Incident Severity Level (1-5)



Incident Category by Day of Week

03/01/2026 - 03/31/2026



Incident Category	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
Water & Sanitary - Leakage							1	1
Structures & Buildings - Damaged	2					1	3	6
Access Control Systems - Triggered					1			1
Medical - Emergency						2		2
Potential Hazard - Electrical				1				1
Lost & Found - Found Property					1			1
Improper Disposal - Littering	4	1		2	1	2	3	13
Vehicle & Parking - Abandoned		1	1					2
Vehicle & Parking - Damaged						1		1
Lighting - Found Off		1	1	1	1	2		6
Other Facility Related - Client Policy Violation	3	2						5
Communication - Complaint		1	2	1				4
Dispatched - No Incident				1				1
Access Control Systems - Other						1		1
Active Hazard - Other		1	1			2		4
Fire Systems - Other		1						1
Medical - Other						1		1
Potential Hazard - Other	1					3	5	9
Vandalism - Other							1	1
Goods & Products - Open Packaging Found					1			1
Fire Systems - Alert							1	1
Security Systems - Alert	1							1
Doors - Damaged	1				1		1	3
Doors - Found Opened					2		1	3
Barriers - Damaged						1		1
Total	12	8	5	6	8	16	16	71

Jefferson Twp Supervisor Meeting 040926

1. 24 People in attendance.
2. Long discussion between Laurel Hill Preservation Association and the Owner of Property putting in 42,000 Chicken Egg farm.

-Pa Farm Act and Agriculture Preservation Act, passed in the past by Pennsylvania. No County Commissioners, Planning committees, Twp Supervisors have any legal authority to prevent the owner of any property from using the land for any agriculture reasons, as long as all laws and permits are followed.

3. Discussion on Pa Municipal Code Alliance and UCC Building permits & Certification of Use and Occupancy on what group should Jefferson Twp should use currently and in the future. This has no impact on how HVF is currently going through Jefferson Twp for building issues.
4. Green Tee Development has been issued a NPDES Permit from the Pa Department of Environment Protection to resume building.
5. Piggy backing on the Pa State NESL COSTARS program for purchase of Stone Materials. Better Pricing.
6. Sale of 2 Items.

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