

Hawk Ridge HOA Board Meeting Agenda

August 11, 2021 6:00 PM

Location: 20170 Bright Wing Trl and via Zoom

Zoom Meeting Link: <https://us02web.zoom.us/j/85123366343>

Preliminary

- P.1 Call to order. Meeting was called to order at 6:04 PM
- P.2 Attendance and Quorum – **Quorum was met.**

Action

- A.1 Motion to approve/amend agenda – **Agenda approved.**
- A.2 Motion to approve/amend minutes of previous meeting – **Will connect with R. Santilli and will provide July minutes for September's meeting.**
- A.3 Pond maintenance cost approval (see letter) – Witt
 - a. **The cost of \$359.00 exceeds the amount discussed previously. Motion to approve the additional funds. The additional amount to be authorized. K. Witt will notify T. Etnyre to add to budget.**

Discussion

- D.1 Treasurer's Report – Etnyre – **T. Etnyre not present.**
- D.2 ARC Report – Uhlik
 - a. **F. Uhlik - Revision of S. Johnson deck. Approved by ARC.**
 - b. **Berry – Interior window treatments. – Does not need ARC approval.**
- D.3 Covenants amendments – second reading – Witt
 - a. **F. Uhlik –Concern of too many changes. The more complicated we make it the less response we will get. Recommends narrowing it down and focus on the issues of enforcement, vehicles, recreation vehicles, no commercial activity. If we limit it to 4-5 revisions, we will have a better chance of getting it thru.**
 - K. Witt – Limit it to 4 or 5 revisions and have the ballot allow homeowners to vote on each of the revisions and not Yes/No for the whole edit.**
 - b. **K. Witt - Overview letter. Who should make the presentation of these changes at the Annual Meeting? M. MacNabb recommends Ken.**
 - c. **F. Uhlik reviewed Covenants for Kings Deer, Bent Tree, Wisler, and we should look at the wording and try to fit them in. Felix to send recommendations to Ken.**
 - d. **Move forward with the 5 revisions and make sure we have the wording right. Speak to each of the 5 areas at Annual Meeting. Enforcement piece – You can enforce the covenants but make sure the homeowners are aware of what the process is. K. Witt feels that \$250 /day is too high. Felix mentioned it's in line with other HOA's. Board to review and this will be discussed at next meeting.**
 - e. **C. Steely comments on Amendments – Board to review and discuss on next meeting.**
 - f. **Ken to take one more pass at the letter to tighten it up. Everyone on the call should look at the wording and keep in mind Chieko's highlighted areas and see if there's anything we should act on. Focus on the 5 areas.**
 - g. **K. Witt would like to present why we should do this at the annual meeting, and then have Felix discuss the enforcement actions and why it makes sense to clean up and streamline the enforcements.**

- D.4 Summer Hawkridge Get-Together – Debrief – Steely
 - a. Have not submitted receipts. Cost \$150-200.
 - b. Invite worked fine. Turnout was good.
 - c. Name tags good idea.
 - d. Recommendation to send out paper copy for next picnic.
- D.5 Annual meeting planning – Witt
 - a. Tuesday, October 12.
 - b. K. Witt has a conference room available. R. Santilli to check with Woodmoor on cost to use facility.
- D.6 Solicit new business for next month’s agenda – Witt

Adjournment

Z.1 Motion to adjourn - Meeting was adjourned at 6:50 PM

Notes and Reminders

Next Meeting: September 8, 2021

Attendance:

<input checked="" type="checkbox"/> Ken Witt (President)	<input checked="" type="checkbox"/> Chieko Steely (VP)	<input checked="" type="checkbox"/> Renee Santilli (Secretary)
<input type="checkbox"/> Terry Ethyre (Treasurer)		
<input checked="" type="checkbox"/> Janet Glock (Board)	<input checked="" type="checkbox"/> Marty MacNabb (Board)	<input type="checkbox"/> Bob Brodt (Board)
<input type="checkbox"/> Mike Slojkowski (Board)	<input checked="" type="checkbox"/> John Abbott (Board)	
<input type="checkbox"/> Rich Morrison (ARC)	<input checked="" type="checkbox"/> Felix Uhlik (ARC)	<input checked="" type="checkbox"/> Wayne Jones (ARC)