

## Hawk Ridge HOA Board Meeting Agenda

October 13, 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 6:00 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 – **September Minutes approved.**
- A.3 Amend/approve 2022 budget – Etnyre – **2022 Budget Reviewed/Approved**
  - a. Annual Dues are \$8800.00. Could not find the additional \$100.00 collected from previous years. Agree that # of homeowners is 88.
  - b. Interest on accounts – approx. \$20.00.
  - c. Federal Tax Refund – Will about \$1000.00 for 2013/2014.
  - d. HRW Water payment – Same as last year.
  - e. There is no electric payment
  - f. Administrative - \$900 budgeted in 2021. Cut back to \$500 for 2022.
  - g. Meetings – Cut back.
  - h. Colorado Registrations – No change.
  - i. Utilities – MVEA gone.
  - j. Water Payment – same as last year.
  - k. Professional Services: Insurance Policies same as last year, Attorney: Budget \$1000.
  - l. Tax Filing – No back tax costs. Budget \$350.00.
  - m. Repairs/Maintenance: Tree Inspection for 2021: \$1100.00. Repairs: \$1000. Add Pond Cleanup: \$1500.00. Mowing Lot 39: \$480.00. Fines/Penalties: \$0.
  - n. Add Web Host 2020-2023 \$194.59 in Administrative Budget. Amount will cover costs.
- A.4 Motion to approve board-recommended slate (replace Glock) - Glock/Witt.
  - a. Glock resigning.
  - b. Up for Election are seats for MacNabb and Glock. Include MacNabb in Board Election.
  - c. Abbott resigning. Laura Abbott would like to fill John's spot.
  - d. Should we consider normalizing; the way we do it is unusual. Typically, the President, Secretary, and Treasurer are on the Board.
  - e. Ken: Option: Do we have recommendations to nominate someone to replace Glock or would we like to elevate one of the officers? Brodt would like to nominate Terry Etnyre. Terry accepts. Motion approved to make Terry a Board candidate. Board Recommendations are T. Etnyre and M. MacNabb.
  - f. Ken: Downside of a normalized board is potential of not having enough people involved to share the load. Consider the pros and cons with moving to a normalized board.

- A.4 Approve annual meeting plan updates (venue, cost, date, accommodation, mailer) – Witt
  - a. Venue – Ken’s office: 430 Beacon Lite Road, #150, Monument.
  - b. No Cost.
  - c. Date: October 20, 2021, at 6:30pm.
  - d. Mailer will go out October 14 with letter to include outlining the Covenant changes, Agenda, Ballot for Board Recommendation and Budget. Keep the two ballots separate. The Covenant changes to be introduced at the Annual Meeting and Ballots handed out. Ballots will be sent out after the meeting to all homeowners. Bob to set up electronic ballot on Website.
  - e. Meeting Agenda – Approved.
- A.5 Approve pursuit of Great Divide Water District water share transfer – Witt
  - a. Ken attended meeting on October 5 GDWD Meeting. Developer Chester Pratt was allocated the shares and did not take action to transfer those shares to Hawk Ridge. Motion approved to move forward with GDWD to get the shares transferred formally to us.

**Discussion**

- D.1 Treasurer’s Report (excluding 2022 budget above) – Etnyre
  - a. Nothing to report.
- D.2 ARC Report – Uhlik
  - a. Uhlik not present.
  - b. M. MacNabb: G. Rice – May have beetle activity. M. MacNabb to forward Dennis Wills contact info.
- D.3 Water Meter Letter went out – Santilli/Witt
  - a. Ken will remind homeowners at Annual Meeting to get their readings in on a timely manner.
- D.4 Solicit new business for next month’s agenda – Witt
  - a. Ballot Chasing.
  - b. Debrief on Annual Meeting.

**Adjournment**

- Z.1 Motion to adjourn - Meeting was adjourned at 7:20 PM.

**Notes and Reminders**

**Next Meeting:** Annual Meeting October 20, 2021

**Attendance:**

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