

Hawk Ridge Annual Homeowners Meeting Notice

October 20, 2021 @ 6:30PM

430 Beacon Lite Rd, #150
Monument, CO 80132

Dear Homeowners,

It's HOA annual meeting time again! You may recall that our annual meetings were in April prior to last year. As part of our Bylaws amendments passed in 2020, our annual meetings are now held in October instead of April. The two most important things we accomplish at our Annual Meetings is to have homeowners review and approve an operating budget for the following fiscal year and to elect board members.

The meeting is scheduled for 6:30PM on October 20, 2021 and will be both an indoor and Zoom live video conference meeting. Please visit the **Annual Meetings** page on our website, <https://hawkridgehoa.com> for all the information and documentation you will need to participate in the meeting. On that page, there is also a button that connects you to the Zoom video conference - you may join the meeting 15 minutes prior (6:15 on October 20). When asked for a meeting password, please enter the word "**hawkridge**".

During the meeting you will be asked to vote on several issues presented by the board. This will be accomplished using the Zoom polling feature, which we will explain during the meeting.

Note that you must be logged in to the website in order to view the **Annual Meetings** page. If you have not yet received your login information, or have lost it, please let us know as soon as possible and we will reset your password; alternatively you can try to reset your password yourself using the **Forgot your password?** link at the bottom of the **Login** page.

If you know you will not be able to attend, we would ask everyone to give their voting proxy (see the attached form) to a friend or neighbor whom you know will be attending.

As a result of the recent Bylaws amendments, please be aware that you may also send your voting proxies electronically by email as well as paper copy. The proxy form can be accessed from the **Annual Meetings** page on our website.

This year, you, the homeowners will elect appoint 2 Directors to the Board, and will be asked to nominate someone from the community to serve as Director. We will be holding a vote during the meeting to appoint the Directors.

The role of a Director on the Board is critical in setting policy and voting on important issues that affect our community. For more information about the duties of a Director, please see Article V of our Bylaws, which can be found in the **Documents/CC&R** page of our website. If you would like to nominate someone for the Board of Directors, please fill out the attached nomination form; you may also submit the electronic form which can be found on the **Annual Meetings** page.

If you have any questions or concerns about this meeting, please don't hesitate to ask. We can be reached by email:

Board Members:

- Janet Glock board1@hawkridgehoa.com
- Bob Brodt board2@hawkridgehoa.com
- Marty MacNabb board3@hawkridgehoa.com
- John Abbott board4@hawkridgehoa.com
- Mike Slojkowski board5@hawkridgehoa.com

Officers:

- President – Ken Witt president@hawkridgehoa.com
- Vice President – Chieko Steely vp@hawkridgehoa.com
- Secretary – Renee Santilli secretary@hawkridgehoa.com
- Treasurer – Terry Etnyre treasurer@hawkridgehoa.com

Architectural Review Committee:

- Wayne Jones arc1@hawkridgehoa.com
- Richard Morrison arc2@hawkridgehoa.com
- Felix Uhlick arc3@hawkridgehoa.com

Hawk Ridge HOA 2021 Annual Homeowners Meeting

Agenda

October 20, 2021 6:30 PM

Zoom Meeting Link: <https://www.zoom.us/j/81652383976>

Location: 430 Beacon Lite Rd, #150
Monument, CO 80132

Preliminary

- P.1 Call to order
- P.2 Attendance and Quorum

Discussion

- D.1 ARC Covenants Enforcement Guidelines
- D.2 Water Meter Readings Reminder

Action

- A.1 Motion to approve/amend agenda
- A.2 Approve 2022 budget
- A.3 Board Election (McNabb, Glock seats to be replaced this year)
- A.4 Vote on Updates to Covenants (Separate ballot)

Adjournment

- Z.1 Motion to adjourn

Notes and Reminders

Please Mail Covenants Updates Vote to: Hawkridge HOA
PO Box 2093
Monument, CO 80132

Hawk Ridge Annual Homeowners Meeting Proxy

I (We) hereby appoint the following named individual or the Hawk Ridge HOA Board, as my (our) representative at the Annual Homeowners Meeting to be held on October 20 2021, and to vote in my (our) stead on all issues raised during the meeting. This proxy is valid only in my (our) absence from this meeting. Any previous proxy given by me (us) for this meeting is hereby rescinded.

Your Name:

Your Street Address:

Your Email:

Check ONE of the following:

- I assign _____ the authority to vote on my behalf regarding Hawk Ridge Homeowners Association matters.
- I assign the Hawk Ridge Homeowners Association Board of Directors the authority to vote on my behalf regarding Hawk Ridge Homeowners Association matters.

Your Signature: _____

Date: _____

Hawk Ridge Board of Directors Nomination

I (We) would like to nominate the following person to the Board of Directors to serve for a term of 2 years, starting November 2021.

Nominee's Name:

Tell us a little about the nominee and why you think she/he would be a good candidate

Your Name (optional):

Your Signature

Date

Dear Hawk Ridge Homeowner,

Over the past two years, I have had the privilege of serving the Hawk Ridge Home Owners Association (HOA) as a board member and currently as President. In that time, I, as well as other HOA board members and officers, have met most of you and enjoyed talking about all things Hawk Ridge. We have heard about things you love, as well as things you don't like and most importantly about things that could be improved. So, over the last several months, I and the HOA team collected a list of topics that have come up most often during conversations with the residents of Hawk Ridge and found the following to be the top four: vehicles, non-occupancy structures, visiting friends and family, and recreational/utility items (RV's, boats, trailers, etc.).

Keeping those four topics in mind, the HOA team then looked closely at how the existing covenants were working and how the HOA was doing in its responsibilities to ensure: that Hawk Ridge meets water district requirements, is an attractive neighborhood that people want to live in, and that homeowners are aware of and complying with the covenants.

We found that the covenants as written are well designed to protect the attractiveness of our neighborhood and the value of our homes but might need some adjustment in a few areas so everyone can better enjoy the land and homes in which they have made such a significant investment. We believe that the upcoming annual meeting is the right time to present those adjustments to the covenants in these few key areas.

Here are the four primary areas. View the full changes at hawkridgehoa.com, in Documents->CC&R.

- 1) Vehicles – ensuring that they are attractively and reasonably located in garages or on or beside driveways.
- 2) Non-occupancy structures – allowing up to two structures such as pagodas, cabanas, tool sheds, garden sheds, greenhouses, etc., so residents can better enjoy and more easily maintain their land.
- 3) Friends and family – allowing friends or family to reside with the homeowner. It's your home, if you want to rent a room to your son or friends on a long-term basis, you should not be in violation of covenants doing so. However, short-term renting, such as Airbnb, would still be prohibited.
- 4) Recreational vehicles – you should be able to store your trailer, RV, or boat on your property, if concealed within a modest privacy fence area.

We believe these changes to the covenants will make our neighborhood a better place to live, and will allow you to better enjoy the home and land in which you have invested. Equally importantly the board has approved a clear statement of the enforcement process, which is published on the website. Please take a moment to review the edits to the covenants online at hawkridgehoa.com, in **Documents->CC&R**, and after the annual meeting, return your vote for the changes no later than October 31, 2021. We will be discussing these at the annual homeowners meeting, and the covenants update ballot will be send out immediately after. You can send your completed ballot anytime to president@hawkridgehoa.com, or mail it to:

Hawk Ridge HOA
PO Box 2093
Monument, CO 80132

Sincerely,

Ken Witt, President, on behalf of the Hawk Ridge HOA Board