

Hawk Ridge Homeowners Association
Annual Meeting Minutes
Wednesday, October 12, 2022

Location: Black Forest Community Center
12530 Black Forest Rd Black Forest, CO, 80908

Preliminary

- P.1 Call to order – Meeting called to order at 6:04 pm.
- P.2 Attendance and Quorum – Quorum was verified.

Action

- A.1a Motion to approve/amend agenda – Agenda approved.
- A.1b Approve 2021 Annual Meeting Minutes. Minutes approved. Request to provide minutes in more detail for 2022.
- A.2 Approve 2023 Budget – Terry Etnyre
 - a. Tree Inspection – Inadvertently skipped this year. Agreed that we do not have an urgent need to schedule in 2022. We will schedule inspection in 2023 and notify homeowners prior to inspection.
 - b. 2023 budget approved. Budget will be updated and posted on website.
- A.3 Board Election (Abbott, Brodt, Slojkowski seats to be replaced this year) – Board recommends electing: Laura Abbott, Mike Slojkowski and Chieko Steely.
 - a. We have a board slate of Laura Abbott and Mike Slojkowski, who already serve, and suggest adding Chieko Steely. B. Brodt is resigning. Ken thanked Bob for all his time and effort. Since we have a board slate, we will vote on that.

Motion to approve board recommendations for next year – motion made and seconded.

Ken noted that we do have one member of community willing to serve on the board as well. As we have seats open, since we have an election every year now, we will reach out to get more people involved.

Ken mentioned that we historically have board directors and then officers that were not board of directors. It is a little unusual, but one bright spot is that it means you have a lot of representatives involved from the homes in the neighborhood, and not 3 or 5 board members making decisions. Often, it is at least 8 people involved in making decisions. You have plenty of people to talk to if you want to express any concerns. We suggest that if anyone is interested in board service, you might like to volunteer to get involved. As we have just put Chieko Steely on the board, we could easily fill a VP, Treasurer, or juggle members around and get another person involved to fill that seat. Please express your interest at the end of the meeting.

Discussion

D.1 Covenants Update and ARC Covenants Enforcement Guidelines

a. Ken – Received excellent response back. In every case, we had at least sixty three votes back. 2/3 was no problem. All passed and attorney is recording those now. It was a nail biter. We received several votes the last day. We received a few votes after the 9/01 deadline, and those votes were not recorded.

Q: Rumer is that Lot 39 voted?

A: Yes, all lots vote. The lot belongs to the HOA, so it voted with the board.

Q: Who did you designate to vote for Lot39? Which individual on the board voted for Lot39?

A: The board took a vote on how to place that vote and voted yes on all four. The board voted and handed in the motion and instructed the Executive Director to place the vote, which is Ken. The board did the vote and Ken filled in form. That is 100 percent according to requirements.

All covenants passed. If you want a copy, they are on the website under the CCR folder. The redlined document is on the website as well. There will be another version put up as soon as the attorney provides a stamped filed document. It is in the process of being filed. Now that we have gone through the Covenant process and we know what the Covenants are, we want to remind everyone that the ARC Covenants Enforcement Guidelines were passed last year.

ARC Covenants Enforcement Guidelines – W. Jones

- a. Guidelines were passed last year. They are online in the CC&R folder. We agreed on what the Covenant amendments are. We have a new Covenants, and we want to make certain we are all following the Covenants.

D.2 Water Meter Readings Reminder – R. Santilli

- a. Deadline is October 22.

New Business

Q: If you want to contact a homeowner, searching on the HOA website does not provide contact information. Do we plan to improve the website to search a name that provides the contact info?

A: Looked into the issue and the question of privacy comes up. Many homeowners do not want their contact information in the directory. If it is a neighbor you know then you can reach out. If not, contact the ARC.

Q: Why aren't the monthly meetings on the website calendar?

A: We just have not taken the time to put them on the calendar. The meetings are held at 6:00 pm the 2nd Wednesday of every month. The Zoom info is the same as tonight's meeting. Ken will send out communication to homeowners.

Q: Are the Monthly Minutes posted?

A: We will post monthly minutes in the future.

Q: It would be interesting to know if there are any Covenant issues that the ARC is finding.

A: We do not want to turn into a culture of where we are trying to make homeowners mad at everyone else. All homeowners have an expectation of reasonable privacy. If we are going to pursue an enforcement issue, it should be investigated first to see if there really is an issue, if it needs to be resolved and if we are seeing a pattern. Terry mentioned that the ARC does send out letters if there are common themes in violations. We send out letters if it is needed, and we feel that we are doing what you are asking.

Q: In the past, the ARC has sent out reminder letters to homeowners. Given that there has been some turnover, will the ARC send out letters.

A: Ken acknowledged that is a good point and we need to occasionally send out communication on violations we are seeing. The ARC has done that historically.

Q: Roundabout - Do we have representation from HOA?

A: No, we do not have representation on the standing committee, but we have spoken to several homeowners and the reaction has been largely negative. The board voted that as soon the CDOT committee makes it possible for public comment again, we are going to draft a letter opposing it, and say that the traffic light is adequate. That is the message we have heard from Hawk Ridge homeowners. That is the official position we are going to take. We did not receive a link to do anything until yesterday. That is why it was posted on the website, and we have been waiting to receive more information from CDOT. There is a public meeting October 25, Monument Academy, East Campus. We will be sending a letter of opposition. Anyone who wants to attend please be there. More faces, the more impact you get. Several board members plan to be there.

Q: Pondering effort to use your water reservoir to assist with fire and qualify for lower insurance rates or insurance rating

A: Looked into this and our configuration did not qualify.

Q: In COS there a lot of communication about fire mitigation and exit routes if there was a fire.

A: New law passed, and they are creating risk areas and providing exit paths. Our exit is clear. Ken would be happy to pass information on to homeowners.

Adjournment

Z.1 Motion to adjourn – Meeting adjourned at 6:49 pm.