

Hawk Ridge HOA Board Meeting Agenda

November 9, 2022, 6:00 PM

Location: Zoom meeting

Zoom Meeting Link: <https://us02web.zoom.us/j/84997803275>

Preliminary

- P.1 Call to order Meeting was called to order at 6:07 PM
- P.2 Attendance and Quorum – Quorum met.

Action

- A.1 Motion to approve/amend agenda. Motion made and approved to amend the agenda to add Action A.2b -Election of Officers.
- A.2 Motion to approve/amend minutes of September and October meetings.
- a. September meeting minutes approved, and October Annual Meeting Minutes were approved. The Annual Meeting Minutes will need to be approved by homeowners at the 2023 Annual Meeting.
- A.2b Election of Officers.
- a. Motion made/approved to retain current Officers. Ken pointed out that Mike Feeney has expressed interest and suggests that we get Mike involved. Marty took action to reach out to Mike, but he was not present. An update will be provided at the January Meeting.
- A.3 Christmas decorations – plan / budget - Abbott
- a. L. Abbott not present. Wreaths are re-usable. The cost was \$213.00 for (3) wreaths. Motion made and approved for L. Abbott to work with Felix to re-use the wreaths. If there's more cost, the amount not to exceed \$150.00.
- b. Not enough funds in the Meetings/Misc.budget to cover the \$150.00. Motion made/approved to amend motion to transfer \$150.00 from Pond Funds to Meetings/Misc. cover the additional costs. Ken will send L. Abbott an email to proceed with the wreaths.
- A.4 Treasurer's report and motion to adjust budget – Etnyre
- All, do to all the mailing associated with covenant amendments the budget Admin/Supplies/Postage needs to be increased. Particulars as follows:
- Approved Budget: \$500
 - Expended YTD: \$361.70
 - Outstanding Exp: \$226.72 for mailings and supplies
 - Requested Increase: \$90
 - Next major mailing in Jan 2023 is annual dues notification.
- Recommend Approval.
Terry Etnyre
- a. Need to move \$90.00 from Pond budget to Administrative/Supplies to cover additional cost of mailings. Motion made/approved.
- A.5 Motion to approve 2022 actuals to send out.
- a. No motion posted. The 2022 actuals will be reviewed at the next meeting.

Discussion

D.1 Update on filing covenants – Witt

As of agenda time, attorney Rioth has doc but is still pending.

a. Rioth noted one error. 6.2a “Commercial activities conducted wholly within the home” was not referenced in the “by group document”, it but was in the red-lined and final document. Motion made/approved to move forward with the filing. K. Witt will contact Rioth to proceed with filing.

D.2 Hwy 83 Roundabout Plans / Public comment plan – Jones

a. No update. Will move discussion to next meeting.

<https://www.codot.gov/projects/co83-palmer-divide-roundabout>

D.3 ARC report - Jones/Uhlik

a. ARC not present. Jones sent the ARC report via email. All ARC requests were from outside HOA (realtor questions). No new requests from homeowners.

b. Tree inspection – We did not do the 2022 Fall tree inspection. Jones to contact Mr. Wills to see if doing an inspection in the Spring 2023 is feasible. Motion made/approved instruct Wayne to order the inspection in Spring 2023.

c. Action Item to discuss whether a 2-year or 3-year cycle is appropriate.

D.4 Tree inspection plan - Jones/Uhlik

a. See above.

D.5 Water board – Witt

a. Water Board Annual Meeting Minutes. We do not have a resolution of the water rights issue. D. Barber has all the information.

b. K. Witt now sits on the water board.

c. Discussion about the annual excess charges that GWD charges HOA's. Should consider moving to a 300-year from 200-year augmentation plan to reduce our annual costs. Action Item to discuss at next meeting.

D.6 Solicit for next month's agenda – Witt

a. Motion made/approved that we cancel December Meeting.

b. October/November Monthly Meeting Minutes.

c. Treasurer - 2022 Actuals

d. Ken - Update on filing of Covenants.

e. Ken - Update on Water Board.

g. Jones - Tree Inspection

h. Ken - Involvement of additional members.

Adjournment

Z.1 Motion to adjourn - Meeting was adjourned at 7:03 PM

Attendance:

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

Notes and Reminders

Next Meeting: Next Meeting January 11, 2023.