

Hawk Ridge HOA Board Meeting Agenda

October 10, 2024, 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 6:04 pm.
- P.2 Attendance and Quorum – Quorum met.
 - a. Ron Kriete is present. He is interested in the VP position.

Action

- A.1 Motion to approve/amend agenda – Agenda Approved.
- A.2 Motion to approve/amend prior minutes – Minutes approved
- A.3 Vote on action regarding beetle-kill trees that need to be removed.
 - a. ARC Members held a meeting. It was confirmed that the ARC did speak to the homeowner (Milton Johnson) about the beetle-kill tree on one of his properties. The ARC did vote to submit the matter to the Board, with the Board's consideration to take action. After the meeting, Chris attempted to contact the homeowner with no success. At this point, we have complied with our rules with respect to actions required. The matter is now formally presented to the Board. The Board does have the power to impose fines, and the beetle situation is specifically mentioned in the Covenants. Motion made/approved to send a certified letter requesting a response by December 1 and fines will be imposed until the matter is resolved.

Action: Chris to look into what the Fine Schedule is.

Action: M. Feeney will draft a letter and send it to the Board for review.

Discussion

- D.1 Preparation for Annual Meeting.
 - a. Review Annual Meeting documents.
 - 1. Documents are on website. Mailing went out October 9.
Action: Renee will send out packet via email this week.
 - 2. Mike S. will present the Budget in Terry's absence. Mention that the Special Assessment will be lumped with the Annual Dues notice in January. Special Assessment \$200.00/Annual Dues \$100.00
Action: Chris to provide Terry with Google Workspace cost for Budget.
 - b. Add presentation regarding Neighborhood Watch.
 - 1. Chris to provide ARC Report and quick update on Neighborhood Watch
 - c. Are we set up to have homeowners attend via Zoom.
 - 1. Mike to contact Ken to put the Zoom link on website.
 - 2. Marty will control Zoom.
 - d. Attorney presentation on Water Rights issue.
 - 1. Attorney presentation will be first order of business. After update, homeowners can ask questions. Questions will be limited to 10-15 minutes. If homeowners have more, we can address them later.
 - e. Tables/Chairs/Water/Audio-Visual aids/Handouts.
 - 1. Tables/chairs/Audio-Visual Aids are available.
 - 2. Renee to provide water and handouts.

- D.2 ARC Report/Website Update – Santilli (Chris)
 - a. No other outstanding ARC items/approvals.
 - b. Website – Chris and Mike F. met with Kathy Clark – HRW. She gave a demo of their website that they created using HOA Space. Three options: Entry, Expanded, and Mega. Cost range \$15-39/Month. Pay on an annual basis. Entry level Includes polling, interaction, and notifications. Easy to create – No URL or IP Address. Chris recommends we start with the Entry level for \$15/month and see how that works. Motioned made/approved for Chris to proceed with HOA Space and Google Workspace using HOA credit card.
- D.3 Treasurer’s Report - Terry Etnyre.
 - a. Bill from Attorney.
 - b. Annual Meeting mailing costs.
- D.4 Ron Kriete seeks appointment as new VP.
 - a. R. Kriete mentioned that as past President he has ideas to get our community more engaged and entice homeowners to step up. Can help with quarterly Newsletters. Ready to go now.
- D.5 Water Meter Readings – R. Santilli
 - a. Readings flowing in. Will send out reminder email next week.
- D.6 Solicit for next month's agenda.
 - a. Meter Readings.
 - b. Website.
 - c. Vote on VP role/Ron Kriete.

Adjournment

- Z.1 Motion to adjourn – 7:11 pm

Attendance:

X Mike Feeney (President)	X Terry Etnyre (Treasurer – Board)	Felix Uhlik (ARC)
X Steve Johnson (Board)	X Marty MacNabb (Board)	X Chris Santilli (ARC)
X Renee Santilli (Secretary)	X Mike Slojkowski (Board)	Wayne Jones (ARC)
Ken Witt (Board)	X Ron Kriete - Guest	

Notes and Reminders

Next Meeting: November 14, 2024