

## Hawk Ridge HOA Board Meeting Agenda

May 11, 2023, 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 6:05 PM  
P.2 Attendance and Quorum – **Quorum met.**

### Action

- A.1 Motion to approve/amend agenda. **Agenda approved.**  
A.2 Motion to approve/amend February and March Meeting Minutes. – **Minutes Approved. There was not an April meeting.**  
A.3 Possible new board member: Feeney – Witt  
a. **Motion made/approved to appoint Mike Feeney to the Board. This would fill Chieko's board position. After discussion all voted Yes to add Mike as the 5<sup>th</sup> board member.**  
A.4 Water Rights – Engage Attorney? – Witt  
a. **Ken provided January deep analysis from Great West Water Board. After reviewing – it became more complicated instead of less complicated, which is not the direction we were hoping it would go. Most significant issues are (1) Pratt and Company did transfer water rights to Hawk Ridge Land Company. There is no transfer of rights from Hawk Ridge Land Company to the Hawk Ridge HOA. (2) In the augmentation plan, it states that a single HOA would have the rights and be responsible for augmentation fulfillment. There were some water transfer rights from the residence of Hawk Ridge to Hawk Ridge HOA and from the residence of Hawk Ridge West. But, neither of the HOA's own all the rights, so neither HOA could execute the augmentation plan as documented.**

It is the opinion of the Great West Water Board that a Quiet Title Action from the Hawk Ridge Land Company assigning those rights to us is probably achievable with an administrative judge. They have less confidence that the consolidation of rights between Hawk Ridge and Hawk Ridge West is achievable without the execution of another instrument. Motion made/seconded for discussion that we engage an Attorney to analyze the situation and make recommendation on next steps to take and in what order.

Discussion: We need to engage an attorney for first analysis and recommendation of next steps. We need the analysis first and that's on us (Hawk Ridge). Ken disclosed that he's on the board of the Great Divide Water Company. There is no conflict of interest.

As far as funds, we have a significant reserve for use if needed, however we should consider a one-time special assessment dues for a certain amount to cover the legal fees. Mike Feeney mentioned that water law is highly specialized. He has no immediate recommendation but will investigate attorneys that have water rights expertise. Ken will ask a few higher profile attorneys he knows for recommendations.

Motion made/seconded to table Anderson, Dude and Lebel or Scott Gessler for attorney recommendation. Once we have more information for attorney selection, it was agreed we will have an email vote rather than a special meeting.

## **Discussion**

- D.1 Water meter reading update – Santilli
- a. Still no readings for Ingraham and Betts. Terry will send Betts an email. Ken will reach out to Ingraham.
- D.2 Consider dissociation from Hawk Ridge West for water reporting - Etnyre
- a. Should re-consider dissociation at this time until we resolve the Water Rights issue.
  - b. Terry confirmed the number of lots is 89.
  - c. Should have set of plats for our records.
  - d. Outstanding dues: Hauser, Walker, Shuck, and Ingraham.
- D.3 Entrance Maintenance - Etnyre
- a. Minor damage to main entrance entryway due to accident. Terry will have our landscaper repair.
  - b. Terry sent ARC final quote for Red Beard Landscaping. \$853.00. ARC is responsible for scheduling the work.
- D.4 ARC report - Jones
- a. Fence requests and Landscaping fence.
  - b. Request recommendation for siding company – Board has no recommendation.
- D.5 Summer gather committee formation – Slojkowski/Steely
- a. Slojkowski/Steely will discuss and send out update on date.
- D.6 Discuss no July Meeting – Witt
- a. No July meeting.
- D.7 Solicit for next month's agenda – Witt
- a. Engaging Attorney for Water Rights
  - b. Summer Gathering
  - c. Landscaping – Ken to send ARC email to contact Landscaper about scheduling mowing and entryway maintenance.
  - d. Adding additional ARC Members.
  - e. Abbott – Selling home and will be disengaging from Board. Will stay on board until August.

## **Adjournment**

- Z.1 Motion to adjourn - Meeting was adjourned at 6:51 PM

### **Attendance:**

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

**Notes and Reminders**

**Next Meeting: No Board Meeting - Short Meeting in July to finalize summer gathering.**