

Hawk Ridge HOA Board Meeting Agenda

February 8, 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 6:02 pm.
- P.2 Attendance and Quorum – Quorum met.

Action

- A.1 Motion to approve/amend agenda – Agenda approved.
- A.2 Motion to approve/amend prior minutes – January Minutes approved.
- A.3 Discuss Special Assessment Plan:
 - a.1 Review proposed letter submitted by Ken Witt
The draft letter was reviewed. Motion made/approved that letter to homeowners should be informative and outline the status of water rights issue. Recommended edits to include the amount we have in reserves and anticipated attorney fees. Board agrees to hold off sending out letter to homeowners until we receive update from Attorney. M. Feeney will edit the letter and send out for review and discussion at the March Meeting.
 - b.2 Compliance with Colorado Law – do we need a Reserve Study done
Discussion about Colorado Statute requiring Reserve Fund investment Study to determine reserve fund amount.
 - Have 43K in Money Market account. Transferred \$15K to operating account to cover initial attorney fees.
 - We have a \$1-2K surplus in our operating account each year.
 - Cost for company to perform study would be \$300-1500. Our Finances are straight forward and not much to assess.

Discussion

- D.1 ARC Report – Uhlik/Jones
 - a. Jelly Lights – ARC recommends we be passive unless someone brings up to HOA.
 - b. C. Santilli to contact Kings Deer to see what they do. S. Johnson to contact someone he knows in Wissler Ranch.
- D.2 Annual Dues Update – Etnyre
 - a. 50 percent of dues are paid.
- D.3 Water rights update: Feeney
 - a. The attorney has not completed his analysis yet. Should have it completed by Friday, February 9.
- D.4. Website – Witt
 - a. K. Witt needs to update board emails on website.
 - b. C. Santilli volunteered to help with updating the website.
- D.5 Elect a Vice President? – Feeney
 - a. M. Feeney to contact H. Acken to see if she is still interested in being on the board.
 - b. R. Santilli to provide Mike with her contact info.

D.6 New Business

a. Neighborhood Watch Program – C. Santilli

We have neighborhood signs posted on BWT and SW, but no program. Need to formalize a process and have it available on website. Chris and Marty will check with the El Paso County Sheriff's Office to see what is available, will provide update for the March Meeting.

D.7 Solicit for next month's agenda – Feeney

a. Special Assessment

b. Water Rights Update

c. Annual Dues Update

d. ARC Report

e. Elect a VP

f. Neighborhood Watch Program

Adjournment

Z.1 Motion to adjourn – Meeting adjourned at 6:57 pm

Attendance:

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

Notes and Reminders

Next Meeting: March 14, 2024, at 6:00 pm