

Hawk Ridge HOA Board Meeting Agenda

March 14, 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 6:00 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 – February Minutes not available. Will review next month.
- A.3 Discuss Special Assessment Plan - Review proposed letter submitted by M. Feeney
 - a. Discussed content of the proposed letter to homeowners. Start with a Special Assessment of \$200. If we are not successful with the Special Assessment, which requires 2/3 votes, then we will need to increase Annual Dues. Raising Annual Dues requires 50 percent vote. It was agreed that we keep emergency funds in the Money Market account at \$43K. Remove form reserve study from letter. Internally, we have done a sufficient review. Mike to edit the letter and send it out to the Board for final review.

Discussion

- D.1 ARC Report – Uhlik/Jones
 - a. Neighborhood Watch Program – C. Santilli reached out to King Deer's President to inquire what their process is. Document from the El Paso Sheriff's Office reviewed and discussed. Motion made/approved to upload the document on website with additional information about the program. Next steps would be engaging with the Sheriff's office and drafting a Spring letter to homeowners.
 - b. Jelly Lights – Discussion about setting guidelines with setting the lights to go off at a certain time. Motion made/approved for Chris to provide some wording to the ARC Guidelines document.
- D.2 Annual Dues Update – Etnyre
 - a. Fifteen dues outstanding. Terry will send an email to the individual homeowners.
- D.3 Water rights update: Feeney
 - a. The attorney completed the review and title work. Title abstract is likely unnecessary, which would save a fair amount of money.
 - b. There are documents from the County Clerk and Recorder that Farr will review. Most of these documents are based on narrowing down descendants and successors who may maintain interest in the water rights.
 - c. There are several issues that need to be corrected. His plan moving forward is to track down the partners or their descendant/successors.
 - d. Since we have (2) HOA's, which HOA Association becomes the controlling entity? Do we combine the HOA's with one point of contact? If neither HOA will relinquish water rights, do we consider a third party to mitigate? M. Feeney will contact HRW board member Mary Walhaven and will provide an update for next meeting.

- D.4. Sign up for Google Workspace for Non-Profits/Migrate website and records – C. Santilli
 - a. Need to make things more efficient on how we run our HOA. Need a place for documents specific to Hawk Ridge. As we transition board members, we lose documents, emails, etc. Technology is available to put documents in the cloud.
 - b. Cost for Google Workspace – For 501C's it is \$9-19/monthly. Motion made/approved to investigate what the costs are and what package makes sense.
 - c. Meeting recordings are stored on Hoahum.com with no passwords. Need to have these recordings secured with limited access.
- D.5 Elect a Vice President? – Feeney
 - a. H. Acken is not interested in VP position but would consider a board position. M. Feeney left VM to discuss further and has not heard back.
- D.6 Solicit for next month's agenda – Feeney
 - a. Special Assessment
 - b. Water Rights Update
 - c. Annual Dues Update
 - d. Google Workspace
 - e. Elect a VP
 - f. Neighborhood Watch Program

Adjournment

Z.1 Motion to adjourn – Meeting adjourned at 7:24 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: April 11, 2024, at 6:00 pm