

Hawk Ridge HOA Board Meeting Agenda

April 11, 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 6:08 pm.
- P.2 Attendance and Quorum – Quorum met.

Action

- A.1 Motion to approve/amend agenda – K. Witt proposed we add “green man” as Discussion Item. Approved.
- A.2 Motion to approve/amend prior minutes – February and March minutes approved.
- A.3 Welcome Heather Acken to meeting – Considering running for V.P.
 - a. M. Feeney welcomed Heather to the meeting. Mike mentioned we are hoping to fill the VP position.
 - b. K. Witt mentioned that we had a VP – Chieko Steely. As previous President, there was no significant assigned burden to the VP, she reviewed meeting agendas, lead meetings if Ken was not present, and helped with Annual BBQ.
 - c. Heather would like to sit in on a few meetings to see if this is something in which she is interested.
 - d. Note: This is a Discussion Item, not an Action Item.
- A.4 Discuss Special Assessment Plan - Review proposed letter submitted by M. Feeney
 - a. Proposed letter reviewed and amended. Motion made/approved the amended letter. The letter will be mailed out with a ballot due date of June 1.
 - b. Ken Witt – Mike Feeney is not receiving President emails. Ken will get the board emails updated and meet with Mike to transfer the President email login.
- A.5 Neighborhood Watch document uploaded to website, engage E.P.C.S.O. and draft letter to homeowners – Chris Santilli
 - a. Chris will contact EPCSO to discuss the program and see if we can arrange for the Sherrif's office to attend a meeting.
 - b. Discussion of what the program is. EPCSOs want all incidences reported so they can track hot spots. We have the signs posted, need to refresh what the program is and provide information to homeowners. Ken would like to discuss further and vote.
 - c. The board voted to post documents on website at April's board meeting. Chris will send documents to the Board.
 - d. Chris will contact EPCSO and ask what their availability is and will provide an update for next month's meeting.

Discussion

- D.1 ARC Report – Uhlik/Jones/Chris – Amend working to ARC Guidelines re: Jelly Lights – Chris Santilli
 - a. Jelly Lights – No update. Chris will work with Felix and Wayne and draft a proposed use of lights for May's meeting.
- D.2 Annual Dues Update – Etnyre
 - a. Four dues outstanding. Terry sent out notice to these homeowners that we will be imposing fine and recommend to the board that we place a lien. Discussion about what is the right amount of time before

threatening a lien. Bylaws define a fine can be imposed after 30 days. We have a well-defined process. M. Feeney proposed we add this item be added to next month's agenda.

b. Heather recommends Zeffy. They do not charge fees for non-profit organizations. Need to get the website migrated first then we can add this service to website.

D.3 Water rights /Letter to Homeowners/Meeting with Mary Walraven - Feeney

- a. Mike met with Mary Walraven – HRW President to discuss issue with Water Rights.
- b. Decrees refer to one HOA, yet we have two. Options are: (1) Merge HOAs into one, (2) one HOA succeeds management rights to the other (3) New Entity that has some ability to speak for both HOAs and their shares, (4) Dividing voting rights in proportion to the total number of lots. Preferred options are (3) and (4).
- c. Mary will discuss with their board and get back to M. Feeney.

D.4. Sign up for Google Workspace for Non-Profits/Migrate website and records – C. Santilli

- a. The cost is about \$9.00/month. Need to determine what the cost is for hosting the website and put our total workspace there. Google workspace for non-profits is more reasonably priced. Chris to provide more information for May's meeting with a plan to move forward.

D.5 Green Man discussion:

- a. The homeowner reached out to Ken and said that several homeowners have complained about their sign. Ken moves to vote that this is not a sign, and it does not violate the Covenants.
- b. It was agreed that this is an ARC issue. The homeowner contacted Wayne and he feels that it is not a violation. Chris will contact Wayne to review.
- c. It was agreed that speeding is an issue, and the ARC will investigate additional solutions throughout the neighborhood.
- d. The homeowner is being harassed and notes have been left. This is a separate issue and should be reviewed by the Board for it to stop.

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
- g. Proposed light use – Jelly Lights
- h. Green Man

Adjournment

Z.1 Motion to adjourn – Meeting adjourned at 7:25 pm

Attendance:

X Mike Feeney (President)	X Terry Etnyre (Treasurer – Board)	X Ken Witt (Board)
Steve Johnson (Board)	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: May 9, 2024, at 6:00 pm