

**MINUTES of the MEETING OF THE
HAWK RIDGE BOARD OF DIRECTORS**

Wednesday, May 10, 2023

DRAFT

1. Call meeting to order & Roll Call - Bostian, Competello, Doyle

A regular meeting of the Board of Directors for the Hawk Ridge Owners Association was held at the Whitehawk Ranch Community Center and via ZOOM on Wednesday, May 10, 2023, beginning at 1:00 pursuant to the written Notice of Meetings. Troy Bostian was present at the Community Center. Barbara Competello and Sherry Doyle participated via ZOOM. Joleen Cline served as the recording secretary.

2. Public comment for items not on this agenda

The board discussed the challenge of finding a contractor that has the appropriate insurance to be able to get on the roofs to remove debris. Matt Hillyard is the only person so far who may be interested in doing this work.

The topic of safe firewood storage is still under discussion based on the new fire safe guidelines.

Troy reported Matt will be using pigmented stain with 3% additional pigment which he believes will provide additional protection from the sun.

There is peeling and pitting of the driveways. Troy has notified the contractor that there are issues with recent resurfacing and the peeling was not caused by the snow removal contractor.

Paul Blackburn asked that Matt Hillyard take a look at the back of unit 40. He reported the boards right against the roof line do not appear to have any paint on them.

3. Approval of the Minutes of the November 17, 2022, Board Meeting

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the November 17, 2022, meeting as presented.

4. Review of the Financial Reports for the periods ending 12/31/2022 and 04/30/2023

Joleen provided reports for the period ending 12-31-2022 and 04-30-2022 via email prior to the meeting.

The Board discussed participating in conversations with the Townhome Owners Association Board to consider the possibility of pooling resources in the future which could include sharing an employee for landscape, repairs and maintenance, and snow removal.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial reports for the periods ending 12/30/2022 and 04/30/2023 as submitted.

5. Painting schedule for 2023

Troy reported Matt will not be sealing the vertical columns this year. The corbels will be sealed with the same product we have used in the past.

6. Firewise plan

Troy reported she had a detailed conversation with Chuck Bowman yesterday. Troy reported the state is concentrating on brush and ladder fuels. Chuck will be making a recommendation regarding limbing trees. According to Chuck, nothing will be forced by the state until 2024 with regard to the 5-foot from the foundation rule.

7. Spring Cleanup

Troy reported Lowell is on site and has started the spring cleanup. He and his crew are cleaning up pine straw, pruning bushes and removing pinecones.

Troy reported if Lowell comes upon any dog waste, he is not expected to clean it up.

8. Open Board seats – annual meeting and election plan

Joleen reported the call for candidates notification has gone out. The Board discussed holding the annual meeting in August on a day other than the Master Association Annual Meeting date.

9. Adjourn

After review, upon motion duly made, seconded, and unanimously carried, the Board moved to adjourn the meeting at 3:12 pm.