

**Minutes of the MEETING OF THE BOARD OF DIRECTORS
HAWK RIDGE HOMEOWNERS ASSOCIATION**

May 12, 2022 (approved 08/20/2022)

1. Call meeting to order

A regular meeting of the Board of Directors for the Hawk Ridge Owners Association was held via Zoom on May 12, 2022, beginning at 2:30 p.m. pursuant to the written Notice of Meetings. Board members Paul Blackburn and Barbara Competello participated on the call. Donna Rice was absent. Joleen Cline served as the recording secretary.

2. Public Comment

- a) Laura and Joel Silva reported they submitted plans to expand their existing flagstone patio. They plan to keep the current railing and add a split log bench. They would be coming out about 7 feet and across 16 feet to tie back into the existing patio.

Joleen shared that John Hansen had prepared an indemnification document for the Whitehawk Ranch TOA that could be used in this circumstance when owners want to make improvements to association owned common space.

Joel and Laura reported they understand they would be responsible for maintenance going forward.

After review, upon motion duly made, seconded and passed, the Board approved the proposal as submitted.

Joel and Laura reported a fence has been installed behind their home. Paul reported he believes the fence is not within the Master Association guidelines. Jill reported she feels there may be an encroachment on Whitehawk open space. Several other members agreed that they do not like the fence and do not understand why a perimeter fence was allowed to be installed.

The Board discussed asking the HOA to provide surveys and additional information regarding why the split rail fence was allowed when it clearly is not a landscape enhancement, since there are no other landscape improvements in the area.

Barbara reported that she does not support Hawk Ridge spending money for legal opinions or actions regarding this topic.

Paul suggested the Board members could work together on wording and ask for clarification regarding the allowance of the perimeter fencing.

Barbara reported she had an issue with the contractor working behind her being very noisy early in the morning (6:30 or 7:00 am). Barbara reported she spoke with Earl Zeigler and he stated he would speak with Taylor Carr. Barbara reported there also is a concern because of how messy the job site is kept. Lastly they created a roadway through a vacant lot because they would rather not drive around on the blacktop. Barbara reported that Taylor has now stated that he plans to sell the other 13 lots because there is not a significant profit to be made right now on the homes he had proposed.

Paul reported #88 recently sold to Norm and Jaylyn Brown.

3. **Approval of the minutes of the February 24, 2022 Board meeting**
After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the February 24, 2022 Board meeting with two minor changes.
4. **Financial Reports for the period ending 04/30/2022**
Joleen provided financial reports the period ending 04/30/2022 to the Board members via email prior to the meeting.

After review, upon motion duly made, seconded, and unanimously carried, the Board approved the financial reports for the period ending 04/30/2022 as submitted.
5. **Revised Reserve Study - correction status**
The Board directed Joleen to ask when the final corrections would be made so that a new document can be available when the new board begins working on the budget for 2023.
6. **Association Business**
 - a. **Timing of Asphalt Drive and Walkways redo**
Paul reported between June 8 and June 10, 2022 J & S Asphalt plans to be making repairs to many driveways at Hawk Ridge. Between July 13 and 14 they will complete the crack filing and sealing.
 - b. **Timing for Roof Inspections by D & D Roofing**
Joleen reported she has made a connection with another roof vendor called Roofmaxx. She will follow up and find out when they would be available to complete an inspection.
 - c. **Hawk Ridge ARC Guidelines – notice of changes**
Paul reported there were 3 items in the Whitehawk Ranch Architectural Guidelines recently changed by the Master Association. Paul recommended that we send the proposed changes to the Hawk Ridge members for review and comment.

d. Earthquake Insurance – Attached Discussion Paper

Barbara reported we recently learned the 5M policy was going up from 7800 to 9000 per year. The master earthquake policy we purchased this year was 8,300.00. She reported the Board is investigating a new option for earthquake policy through a company called MOTUS.

The master policy available through MOTUS would drop coverage to 2 million with a 10% deductible. Through MOTUS, members could individually purchase a loss assessment policy. The policies are cost effective, and cost somewhere between 4 - \$500.00 depending on the deductible. There is a non-binding access members can use to check pricing

Another option was for the association to drop the master earthquake policy all together.

Barbara recommended we drop the master earthquake insurance policy and encourage members to purchase their own policy through MOTUS, CEA, or other providers. She stated that no other entity at Whitehawk carries earthquake insurance. The Board could then re-direct the funding for the current earthquake policy to other budgetary needs.

Paul reported we need to give members 30 days notice before making a substantial change.

Paul read a statement he had prepared.

e. Damaged tree, Entrance and Parking Project - update

Jill reported they have tabled the idea of parking signage for now. She is focusing on the parking area and lot 23. Jill reported Mike Hauso prepared a proposal to grade and gravel the current parking area at a cost of \$5,137.00

The Board approved the expenditure of up to \$5,137.00 for the grading and gravel refresh. The Board also talked about adding a line item to the reserve study for parking area maintenance at \$3,000 every 2 years. Donna suggested we increase the budget line item for landscape to include the parking area.

Paul reported he received an assessment from Lowell Young regarding damaged trees in the Hawk Ridge Development. There are a dozen that should be staked up and another that should be removed. The bid to do this work is between 1,600 and 1,800.00. Barbara suggested that we get a very specific plan from Lowell about what he will do and when.

f. Call for Candidates update – Encourage owner candidates

Joleen reported the Call for Candidates was mailed out. Betty Lease reported she is now serving on the Master Architectural Review Committee. Betty reported there are three new people on that Committee.

8. Date of Next Meeting via Zoom: August 20 at 2:30

9. Adjournment

After review, upon motion duly made, seconded, and unanimously carried, the Board moved to adjourn the meeting at 4:36 pm.