

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

June 29, 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 June 29, 2022, beginning at 5:15 p.m. pursuant to the written Notice of Meetings. Board members Paul Blackburn, Donna Rice, and Barbara Competello participated on the call. Joleen Cline served as the recording secretary.

2. Public Comment

Owners expressed concern at the unsightly appearance of the Forest Heights lots and damage being caused by access through Hawk Ridge Common Area. Barbara reported it is the Master Association Architectural Review Committee who can respond to the concern that contractors are driving across empty lots to access a construction site.

3. Approval of the minutes of the May 12, 2022, Board meeting

Postponed

4. Financial Reports for the period ending 05/31/2022

Postponed

5. Saddle Ridge Boundary Fence update

Paul reported that following uncertainty at the May 12th Board meeting he checked with our HOA Lawyers and Davis Stirling. Both confirmed it is the Boards duty, not owners, to investigate any issues regarding the Hawk Ridge Common Areas, like the fence.

Paul also reported he requested additional information regarding the Saddle Ridge Boundary Fence and has not received any response from the Architectural Review Committee. The HOA Board president reported the Hawk Ridge Board is not entitled to see any of the submittal documents, and that the fence was installed within the set back of the owner's property.

Paul reported he investigated the owners fence concerns and from the lot map and survey it was determined the fence between the 3 Saddle Ridge lots is on the Saddle Ridge and Hawk Ridge Common Area boundary line is NOT installed well inside property owners set back as claimed by the Whitehawk HOA and ARC but rather along the entire property line. The concern is not so much about what the fence looks like but about its location.

Hawk Ridge is not asking the ARC to remove or reposition the fence across those 2 undeveloped Lots, but the board needs written acknowledgement the fence is along the Hawk Ridge boundary and NOT in the set back to protect the HOA and owners in case of future buildings on those lots. Barbara agreed to set up a meeting with Terry from the ARC, with herself and Paul to discuss and resolve this matter as follows:

- i) Agree the fence is not in the required setback but rather runs along the full length of Hawk Ridge Common Area Boundary line with those Saddle Ridge 2 lots.

- ii) There will be no further incursion into or across the Hawk Ridge Common Area boundary between Saddle Ridge or from along Whitehawk Drive.
- iii) Ask the ARC to ensure the Hawk Ridge Board will be consulted on future decisions impacting Hawk Ridge. Note; Plumas County minimum Lot setbacks is now 30ft."

Mr. Sprehn reported he feels the neighbors should have been notified before the fence was installed. Jill reported the guidelines state there will not be any boundary fences or landscape improvements on the boundary.

Regarding the Forest Heights Lots concerns. Barbara reported she is planning to meet with a member of the Master Association ARC next week regarding Hawk Ridge concerns regarding the property under construction behind her and the condition the construction site is kept in as well as the issue with workers driving across private lots instead of using the driveway approach of the lot where they are currently working.

6. Hawk Ridge Architectural & House Rules Owners comments – amend/approve

Joleen read comments from Alan Doyle and Troy Bostain regarding storing firewood. Both members commented that storing wood inside a garage often invites pests.

There was a discussion regarding storing wood away from the home near the property boundary. Mr. Sprehn reported as a former fire fighter he recommended that wood be stored as far away from the house as possible. Paul suggested the Board reconsider this later and ask for Chuck Bowman's perspective. Feedback from Chuck and the Whitehawk Firewise committee will be discussed again at the August 20th meeting and any changes will be updated then. Other changed sections in 5B, B15, B26 and B32 were approved and now adopted effective June 29th 2022.

Troy asked with regard to Pathway/Holiday Lighting, who would decide what is excess decoration?" Paul suggested we remove the words "excess decoration" from the rules to make it less subjective. This amendment was approved.

7. Hawk Ridge Earthquake Insurance Owners Comments – amend/approve

The Board held a discussion regarding the current earthquake insurance policy and the opportunity to change to a policy whereby individual homeowners could individually purchase the level of insurance they wanted.

Barbara reported even if Hawk Ridge purchased a less expensive (i.e., less coverage and higher deductible provided by the Association) we most likely would not see dues go down. With inflation now tracking at 9% or more, and the cost of fire insurance rising exponentially, we will need the savings to cover other rising costs. She reported you can insure away the risk through MOTUS.

Paul reported as an owner and a board member, the board has a responsibility to mitigate risk. If the Board decides to cancel the policy, the members can purchase a private policy through MOTUS. Joleen clarified that the Hawk Ridge Association would need to opt in to the MOTUS policy at a minimal cost of approximately \$450.00 and then owners can purchase their own level of insurance.

After review of 3 owners concerns following the 30day feedback period, then with a motion duly made, seconded, and unanimously carried, the Board moved not to renew our current

earthquake policy when it expires and to instead enter an agreement with MOTUS so that owners can purchase individual policies as they desire.

Paul thanked Barbara for all her efforts to provide this information and opportunity. He asked that Barbara work with Joleen to provide appropriate communication to the owners.

8. Call for Candidates update. Ballot timing and instructions.

Paul reported we have 4 people who have volunteered to run for Board seats. Those are Paul Blackburn, Brian Van Dyk, Troy Bostian and Sherry Doyle.

Donna is resigning with 1 year left of her term, and Paul's term is expiring this year.

Donna reported she enjoyed serving on the Board very much and hopes she brought some insight to the association. She is trying to take some things off her plate and didn't feel she has been able to give Hawk Ridge the attention it deserves. By resigning prior to the ballot mailing, the Board, according to the by-laws, can include the remaining year of Donna's term as a position available on the ballot.

Paul reported he has decided to rescind his candidate application, therefore we will have 3 candidates for 2 open positions.

The board discussed whether or not we need to allow for cumulative voting based on our bylaws. After review, it was determined that a member would have to request the allowance for cumulative voting at today's meeting in order for cumulative voting to be allowed, otherwise the ballots will go out without a cumulative voting option.

Sherry thanked both Paul and Donna for their service on the board over the years

9. Reminder – Drive & Walkway Sealcoat July 13th & 14th – No driveway parking for 2 days – use road or parking lots

Paul reported our contractor has suggested that we do not use driveways for 3 days after the slurry coat is applied. The master association will allow Hawk Ridge members to park on the streets during those 3 days.

Donna suggested that on the 11th or 12th that we post a notice on each door reminding people not to park on their driveways and move cards out of their garages.

10. Next Meeting: August 20th 1 pm Annual Members meeting preceded by a Regular Board meeting at noon

11. Adjourn

After review, upon motion duly made, seconded, and unanimously carried, the Board moved to adjourn the meeting at 6:38 pm.