

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

August 20, 2022 (approved 11-17-2022)

1. Call meeting to order

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 August 20, 2022, beginning at 12:00 noon pursuant to the written Notice of Meetings. Board members Paul Blackburn and Barbara Competello were present. Member Jill Blackburn and Pat Symons were also present. Brian Van Dyk and Laura Silva participated via ZOOM. Joleen Cline served as the recording secretary.

2. Public Comment

Pat reported the seal coat has sealed the sewer access on her driveway. The repair work they completed also created a drainage issue and water pools in her driveway. The group agreed the seal coat did not cure well and pulled up even when people stayed off of the driveways for 3 days.

Barbara reported we now have 1 home that Taylor Carr built and the owner who purchased that lot bought the lots around them as well. We understand that the rest of the lots may be going up for sale. She suggested the association members need to follow up with the current owner and request that the other lots be restored to their natural state (remove the roadway).

The group discussed the size of the lots and homes currently allowed next door to Hawk Ridge.

The group discussed the split rail fence that was installed between Hawk Ridge and the private lot on Saddle Ridge.

After review, upon motion duly made, seconded and unanimously carried, The Board moved that the Association accept the fence where it is so long as there is no further incursion on the Hawk Ridge open space.

3. Approval of the minutes of the May 12th and June 29th Board meetings

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the May 12, 2022, Board meeting as edited by Paul and Barbara.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the June 29, 2022 Board meeting as edited by Paul and Barbara.

4. **Financial Reports for the period ending 07/31/2022**
After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial reports for the period ending 07/31/2022 as submitted.

5. **Saddle Ridge Boundary Fence update**
See item 2 above.

6. **Earthquake Insurance**

i) **Notice to Owners**

Joleen reported owners received notice via email and hard copy mail regarding the Association making a change to the earthquake insurance. The Board reported that the Association is moving to a different type of earthquake insurance. We are working with MOTUS and for a minimal cost, the association will join the MOTUS program which will allow homeowners to individually choose their own level of earthquake insurance at their own cost.

There are online calls that owners can participate in to learn about the coverage and how individuals can cover the level of risk that they want to carry.

Barbara reported that we know the cost of our fire and liability coverage is going up, and the Board decided they did not want to bear the entire cost of earthquake insurance.

Barbara reported if we had a earthquake that caused 2M in damage, the owners association would assess each owner 1/22 of the cost of the repair. Some owners would have their own earthquake insurance that would pay after the deductible.

ii) **Motus Owners Account Set up**

Barbara reported the deadline to sign up for MOTUS coverage is the end of September. The association will pay the \$450 fee so that owners can then purchase whatever level of coverage they want to personally carry. Owners who do not individually purchase coverage though MOTUS will not have any earthquake insurance protection provided by the association.

The Board discussed sending a reminder email that the deadline to sign up for MOTUS is the end of September.

7. **Architectural & House Rules**

Paul reported we have adopted the house rules with the exception of where firewood should be stored. Chuck Bowman suggested that a fire safe tarp could be used to cover wood stored on a deck.

The Board discussed moving this item forward to the next regular Board meeting.

Paul reported there are trees that need to be trimmed or removed for fire safety. He will ask Chuck Bowman about having the limbing and tree removal work done in the fall.

8. **Firewise Update; plan to remove branches near chimneys and Cyprus/Arborvitae**
This item will be addressed at the next regular Board Meeting.
9. **Date of Next Meetings; the new Board will advise 2022 & 2023 dates**
10. **Adjourn and begin the Annual General Meeting**
After review, upon motion duly made, seconded, and unanimously carried, the Board moved to adjourn the meeting at 1:04 pm.

DRAFT