

**MINUTES of the MEETING OF THE WHITEHAWK RANCH
HOMEOWNERS ASSOCIATION**

July 08, 2024 (apprvd 09-09-2024)

I. Call to Order

A regular meeting of the Board of Directors for the Whitehawk Ranch Homeowners Association was held at the Community Center at Whitehawk Ranch on Monday, July 08, 2024, beginning at 3:00 p.m. pursuant to the written Notice of Meetings. Directors Ken Hyatt, Bill Meagher, Doug Hecker, Jack Miller and Taylor Carr were present at the Community Center. Joleen Cline served as recording secretary. Bill Meagher called the meeting to order at 3:00 p.m.

II. Roll Call

See attendees noted above.

III. Public Comment

It was suggested that the board consider distributing information regarding wildlife in the area and how to be safe in the neighborhood. New owners and second homeowners may not be aware of how to safely live with bears and mountain lions.

IV. Approval of Previous Minutes – May 13, 2024

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the May 13, 2024, Board meeting as submitted.

V. Treasurer's Report

a. Financial Reports for 06-30-2024

Ken reported we continue to be in a strong position. There may be additional expenses that are discovered when the culverts are evaluated. The reserve accounts total \$539,000. We are funding the reserves in anticipation of the upcoming cape seal in 2026 which will include all the roads that were not done last year. We are planning to treat approximately 1/3 of the community roads each year.

Ken reported there are several institutions offering good interest rates for an extended period of time, however, they are callable. Ken reported he has been trying to purchase only non-callable CDs.

b. Vote on liens according to delinquency policy

Joleen reported we have 2 clients who meet the criteria to place a lien due to significant deficiencies in paying monthly assessments. Both clients have been noticed according to the delinquency and lien policy.

After review, upon motion duly made, seconded and unanimously carried, the Board directed Joleen to record liens against both properties.

VI. Committee Reports

A. Welcome Committee – Judy Simpton

Judy Simpton reported there are new owners at 35 One Horse Way and 944 Miner's Passage. The Committee members continue to reach out to new owners and deliver welcome baskets once they have made contact with the new owners.

B. Architectural Committee

Bob reported he emailed an updated copy of the ARC Guidelines via email earlier today. There are 51 pages of changes. He strongly believes the fees and compliance deposits should be increased. New homes are more complicated and more costly to build, which supports an increase in the fee and deposit amounts.

Bob reported the committee feels the document is now complete.

Joleen reported once the board reviews and approves the proposed updated guidelines (policy), they will need to be distributed to the members who are provided 45 days for comment before the Board votes to adopt them, change them, or reject them. Bob reported he does not believe the Board will receive information from the TOA or Hawk Ridge to incorporate in the guidelines. In the HOA Master Guidelines, they refer TOA and Hawk Ridge members to their specific CC&Rs.

Bill summarized the HOA Guidelines apply to everyone. The Townhome Owners Association and the Hawk Ridge Owners Association can have more restrictive guidelines, but not less restrictive than the master association.

The next step will be for the Board to review the current edited document and send comments back to the Committee for consideration.

Bill Meagher thanked the ARC Committee for all their work on this project.

C. Roadways Report

Steve Ursenbach reported Nevada Environmental was able to secure their California permits and they are out spraying the road shoulders today.

Steve reported we have always used Shaffer Sealing for crack sealing. SNC asked if they could submit a bid this year, and today we received their bid. The two bids are within 3% of each other. In 2022, we paid just under 19,000 for all the crack sealing on all the roads. Last year we paid 11,000 which excluded some of the roads. Both companies are reputable companies. SNC is the largest road surfacing company in Nevada. Shaffer Sealing will do it in 3 days, and SNC will complete the job in 1 day. The HOA Board generally schedules this work each September.

Bill Meagher reported there is something to say for relationships. SNC will be coming back to do the cape seal in future years.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the bid submitted from Shaffer Sealing at a cost not to exceed \$18,025.00.

Steve reported in the past we have been able to collaborate with other communities through Seth Padovan. By doing that, we were able to capitalize on discounted pricing due to the scale of several projects happening together. Seth is no longer working in this capacity.

D. Firewise & Open Space – Dale Hastie

Dale Hastie reported the Mohawk Valley fire fuels removal project is still pending. We are waiting for notification from the Dept. of Forestry. We also are waiting on Mike Smith to return to the Ranch to remove identified dead and diseased trees. There is a tree near 754 Boulder Drive with 10 dead trees on it. Dale is still working to get a contractor to remove those trees. Jimmy West recommended Steve Sellers of Kodiak Engineering.

VII New Business

A. Community Action Letter (RV/Boat Parking limitations, pet waste, off pavement parking)

Bill reported the Board needs to send a reminder to the members regarding RVs parked too long on driveways, cars parked off pavement, pet waste being left on the ground, utility trailers parked outside, pets off leashes.

The Board discussed drafting a letter to remind members about the rules and regulations. Joleen reported a summary document was adopted by the Board in 2023, and it could be mailed to all members with the upcoming newsletter or ARC draft policy mailing.

B. Review and approve request for variance at 138 Black Bear Trail

Bob Simpton explained the reason for the variance request. A map was shared showing the lot lines, the variance lines, and the footprint of the house.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the request for a variance of the setback on one side of property.

C. Plan to Recruit volunteers to serve on the Architectural Review Committee

Bill Meagher reported after 7 years Bob Simpton is retiring from the Architectural Review Committee. Terri Martin is also retiring. Bob Simpton reported the remaining committee members have each served 2 years or more. The Governing Documents state that the committee is supposed to be made up of 5 members. The governing documents also state that the Board appoints committee members to serve for 2 years. Bob suggested the Board move forward with the same type of term rotation cycle as we have with the HOA Board. Bob Simpton suggested that the committee members be full-time residents when possible. Committee members need to be available to inspect building sites frequently.

D. Added item

Joleen described the recent request received from Amie Kreth regarding a planned equine endurance ride. Amie has asked that the group be allowed to travel along the Miner's Passage extension, over the rail car bridge, along the meadow and up the road to the water treatment plant to connect back onto Forest Service Property. Graeagle Land and Water had requested the group purchase a 5M insurance policy and list them as additionally insured.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the request to travel through the community, as long as Whitehawk Ranch HOA is also listed on both the initial and supplemental insurance policies.

VIII. Old Business

A. Update on CSD – HOA Consolidation

Doug Hecker reported he has received some initial feedback from members who were not in favor of the consolidation. One person was concerned about the potential tax implications and the deductibility of the assessment. The other comments were that they did not want the HOA overseeing the pool, community center, gazebo, trails, etc. because the HOA can raise dues every year without a vote. Ken reported he believes the benefit of the consolidation outweighs any negative concerns. Doug reported Joe Smock will be making a report about the consolidation during the annual meeting.

A consolidation would require a favorable vote of the district members who are registered to vote in the Whitehawk Community and a separate vote of all the HOA members.

Steve Ursenbach reported our community attempted a consolidation 21 years ago. He recently read through the notes from that proposal. At that time, the Board never went to talk to LAFCo and also never boiled down the topic into pros and cons to try to tackle misinformation. Everyone agreed that both the CSD and HOA Boards want to have transparency and communicate clearly with the community about the potential consolidation.

B. Annual meeting and ballot mailing update

Joleen reported she will send the draft annual meeting documents to Bill Meagher for editing before they go out in the mail. She will work on recruiting volunteers to count ballots based on the RSVP cards that come in.

IX. Adjournment to Closed session

Consider report of CC&R violation and determine next steps.

X. Return to Open session and report actions

After review, upon motion duly made, seconded, and unanimously carried, the Board moved to initiate a hearing.

VI. Adjourn

The next meeting of the Board of Directors has been scheduled for September 9, 2024.

After review, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 04:46 p.m.

Minutes were prepared by Administrative Manager, Joleen Cline