

Hawk Ridge HOA Board Meeting Agenda

September 12, 2024, 6:00 PM

Location: Zoom meeting

Zoom Meeting Link: <https://us02web.zoom.us/j/84997803275>

Preliminary

- P.1 Call to order – Meeting was called to order at 6:11 pm.
- P.2 Attendance and Quorum – Quorum met.

Action

- A.1 Motion to approve/amend agenda – Agenda Approved.
- A.2 Motion to approve/amend prior minutes – Minutes approved
- A.3 Vote on Heather Aken appointment as Vice President.
 - a. Action: M. Feeney to contact Heather and see if she is still interested.
- A.4 Vote on action regarding beetle-kill trees that need to be removed.
 - a. M. Feeney - Rules of Enforcement-Declaration of Covenants Restrictions & Liens for Hawk Ridge states that there must be a phone call to the homeowner that has the offending lot to see if it can be resolved. If it is not resolved and the ARC decides that something has to be done, they advise the homeowner that it is an infraction, and it needs to be addressed. The homeowner has the right to appeal the ARC's decision. The ARC has to have a vote to bring the matter formally to the Board. The Board takes it from there and decides what needs to be done about the infraction.
 - b. M. Feeney had a conversation with Felix, and he thought there was a phone call and wasn't sure about an actual vote. Mike sent an email to ARC asking if they could confirm there was a phone call and actual vote by the ARC that there is an infraction. No response yet.
Action: Marty to contact Felix and ask that the ARC responds to M. Feeney's email.

Discussion

- D.1 Preparation for Annual Meeting.
 - a. Annual Meeting Information – M. Feeney updated the letter to homeowners, Agenda, Directors Nomination and Proxy forms. Need to update the Ballot form. K. Witt, M. Slojkowski, and S. Johnson are up for election. Action: M. Feeney to provide finalized documents for Ken to post on website. R. Santilli will make copies and mail packet week of 10/07. The packet will be emailed as well.
 - b. Save the Date Letter – Need to include in the letter that we have open Board and Treasurer positions. Action: M. Feeney will provide R. Santilli letter to be emailed this week.
 - b. Budget Information – Terry provided updated 2025 Budget. M. Slojkowski will present the Budget at the Annual Meeting in Terry's absence.
 - c. 2023 Annual Meeting Minutes – Action: Renee to provide last year's meeting minutes for K. Witt to post on Website. Minutes are not included in the packet that is mailed. Copies will be available at the meeting.
 - d. 2024 Pine Inspection Report – No inspection in 2024. Next inspection will be in 2025.
 - e. Update on Attorney Progress on Water Rights Issue – M. Feeney and M. Walhaven are meeting with Attorney this week. Action: M. Feeney will provide an update in a letter to be posted on the website along with Ken's Historical Context Water Rights letter.
 - f. Zoom Link for Annual Meeting – Not same link as monthly meetings. Action: M. Feeney will contact Ken to confirm Zoom link.

- g. M. MacNabb volunteered to run the meeting and tally votes. Marty will contact M. Slojkowski about running the projection of the documents (Budget, Agenda, etc.).
- h. R. Santilli will bring copies of documents (2023 Minutes, ballots and Director Nomination forms) and water.
- D.2 ARC Report – Jones/Uhlik/Santilli (Chris) – ARC not present.
 - a. There are several Covenant violations that need to be addressed by ARC.
- D.3 Treasurer's Report - Terry Etnyre.
 - a. Signage Beds/Fence Line Mowing – Budgeted, but work has not been done yet. It was decided that we will wait and do the work next year. Need to get bids.
 - b. Terry will turn over records to M. Feeny on October 31. Need to solicit for a new Treasurer.
- D.4 Sign up for Google Workspace for Non-Profits / migrate website and records – Chris Santilli
 - a. Need to get the website migrated and emails handled. Action: M. Feeny will contact C. Santilli to see how we can get this resolved.
 - b. Need to add the cost to the budget once determined.
- D.5 Solicit for next month's agenda
 - a. Meter Readings.
 - b. Google Workspace.
 - c. Annual Meeting.

New Business

- a. Meter Readings are due. Action - R. Santilli will send out notice this week and provide M. Feeny with the information to send to HRW.

Adjournment

Z.1 Motion to adjourn – 7:12 pm

Attendance:

X Mike Feeny (President)	X Terry Etnyre (Treasurer – Board)	Felix Uhlik (ARC)
X Steve Johnson (Board)	X Marty MacNabb (Board)	Chris Santilli (ARC)
X Renee Santilli (Secretary)	Mike Slojkowski (Board)	Wayne Jones (ARC)
Ken Witt (Board)		

Notes and Reminders

Next Meeting: October 10, 2024