



# HAWK RIDGE

Board Meeting Minutes

MARCH 6TH, 2024

Community Room

**Call to Order:** Sharon called the meeting to order at 5:01pm.

**Board Members Present:** Sharon Canfield, Mary Fay, Patricia Hurley, George Chahine

**Others Present:** Tom Hill (Matik Management)

**I. Financial**

1. Balance Sheet: \$326,606.52

2. Budget Comparison

A. The Board reviewed the February financials. Overall, total expenses were over budget for the month by \$771, but under for the year by \$1,697.

**II. Landscaping/Maintenance**

1. Trees

A. Vendors were asked to walk the entire property and create a quote for any trimming or removal needs. A quote was received and reviewed that included two tree removals and several trees needing trimming.

B. As the trees needing removal are time sensitive, the Board approved that part of the quote, but will await the second quote on trimming before selecting a vendor for that work.

2. Extermination

A. The Board discussed some extermination needs that have been come up over the years. This included spraying for spiders and wasps.

B. Patricia will be calling Bob the Bug Man to get a group price on exterior spraying.

**1. If you have interest in having the exterior of your home sprayed, please let us know. While this is not covered by the association, members may receive a discounted price by having the work completed as a group.**

### 3. Pool

- A. The vendor will be preparing the pool in April.
  - 1. There was discussion on how many weeks the pool is allowed to be open, per the annual license. Matik will find the answer and report back to the Board.
- B. Sharon is working with Thatcher to update the current pool signage.
- C. An electrician will be contracted to fix the electronic lock at the pool door.

### 4. Irrigation

- A. The 2024 irrigation contract was approved by a motion from Sharon, a 2<sup>nd</sup> by Patricia, and unanimous approval.

### 5. Community Room

- A. A vendor has been contracted to power wash the exterior walls of the community room. The vendor, Power Clean Plus, will be completing this at a price of \$280.

## III. Other Business

### 1. Insurance

- A. As with all associations, the Hawk Ridge policy contained a significant increase to the premium and the wind/hail deductible. Unfortunately, the increase was much higher than predicted.
- B. The policy increased by 60% and the wind/hail deductible is now 5% of the insured value per building.
- C. The broker was only able to find one other insurance company willing to write a policy, but that company declined to offer the quote when they found that the association does not prohibit grilling within a specific amount of feet of the buildings (i.e., on decks and patios).

1. The Board discussed the option of creating such a policy in order to have access to competitive quotes.
  2. Please send your feedback for the Board to discuss.
- D. Ultimately, that insurer will not consider writing a policy until next year, if such a rule is in place.
1. Matik will also be seeking quotes from other insurance companies.
- E. Due to the significant amount of wind/hail claims over the last few years, our area is deemed to be in a catastrophic risk zone, and many insurance companies have moved away from writing policies for residential associations. Of those that will still offer policies, many will not offer policies to associations over a specific insurable value.

## 2. ACH Payments

- A. Over the last year, the Board has been discussing requiring monthly dues payments to be paid by ACH (automatic payment), as many other associations have done the same.
- B. There are no additional fees to members for utilizing this method.
- C. After further discussion, Geroge made a motion to adopt a rule stating: 'All members of the Association are required to pay monthly association dues by ACH. Excluding pre-payments, payments made in any alternative method will result in an additional fee of \$25 per occurrence.'
- D. Mary provided a 2<sup>nd</sup> to the motion, and the motion passed by unanimous approval.
- E. **This will become effective May 1<sup>st</sup>, 2024. If you are not already paying monthly dues through ACH, please complete the form accompanying these minutes.**

**IV. Next Meeting:** April 17<sup>th</sup>, 2024, at 5pm, in the community room

**V. Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 5:51pm.