



HAWK RIDGE

Board Meeting Minutes

JUNE 5TH, 2024

Community Room

Call to Order: Sharon called the meeting to order at 5:13pm.

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

Others Present: Tom Hill (Matik Management)

I. Financial

1. Balance Sheet: \$352,886.74

2. Budget Comparison

- A.** The Board reviewed the budget comparison for the month of May. All expenses were at anticipated amounts. However, the trash disposal invoice for the month was not received. This will show up on the June financials.
- B.** Accounting for the trash invoice, the association ended the month under budget by about \$2,000.

II. Landscaping/Maintenance

1. Pool

- A.** There are some remaining maintenance items to address, including re-caulking the deck of the pool.
- B.** The fence has been painted and the new pool signs will be re-hung.
- C.** The proximity lock on the pool door had failed, and it has been difficult to obtain the proper replacement. A distributor for Alarm Lock has been found, and he will be assisting in acquiring a replacement. This should be resolved shortly.

2. Irrigation

- A.** The watering schedule has been adjusted during rain days, which is saving on expense.
- B.** The Board had a general discussion on the irrigation so far. The season is going well.

3. Gutters

- A. After diagrams were sent out to members, the quantity of locations experiencing problems, and the scope at each location, has increased substantially from the original spreadsheet.
- B. As such, the Board had a thorough discussion on whether non-warranted repairs would still be the proper approach, or if full replacements would be best for the association.
- C. Per a motion from Patricia, a 2nd from Mary, and unanimous approval, Matik is acquiring several quotes on replacements. Depending on the price, the Board may opt to start the replacement plan, as noted in the capital plan.

4. Extermination

- A. Bob the Bug Man has a list of owners that were interested in a group pricing for exterior spraying. The vendor has experienced delays due to weather but will be completing the work soon.

III. Other Business

1. Loose Cats

- A. A member had expressed concern about two cats. The Board discussed the issue, and the parties involved will be contacted.

IV. Next Meeting: August 7th, 5pm, community room

- V. **Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 6:49pm.