



HAWK RIDGE

Board Meeting Minutes

APRIL 17TH, 2024

Community Room

Call to Order: Sharon called the meeting to order at 5:04pm.

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

Others Present: Tom Hill (Matik Management), Chad Nagel, Matt Sic

I. Financial

1. Balance Sheet: \$321,758.76

2. Budget Comparison

- A.** The Board reviewed the March financials. Overall, excluding insurance, total expenses were under budget for the month. The updated insurance information was entered into the budget. For the year to date, the association's expenses are under the modified budget by \$330.

II. Landscaping/Maintenance

1. Trees

- A.** Additional vendors were contacted about trimming and removal quotes, but those quotes have not been received. Additionally, the timeframe allowed for trimming many of the tree species is just about up until Fall.
- B.** After discussion, the Board will hold off on trimming until Fall in order to provide time to acquire additional quotes.

2. Alteration Request

- A.** The Board reviewed a request for a replacement deck.
- B.** The request was approved, pending information on whether the new deck is covering the same footprint as the existing deck.

3. Pool

- A.** The pool license allows for it to be open for 17 weeks a year. It will officially be open on Memorial Day weekend.

- B. The fence will require maintenance this year. This will include sanding and painting.

4. Irrigation

- A. Matt, from Green Lawncare, spoke about the plan for 2024.
- B. Startup of the irrigation system will most likely be early this year. The system is charged and ready to go. The vendor will let us know soon. Board members will be joining the vendor during the startup walkthrough.
- C. There's one node remaining to be brought on to the main system.
- D. The station enclosures will need to be repaired this year.
 - 1. A few quotes were received last year. The vendor will also be submitting a quote.
- E. The heads on the property line of the East side will be swapped out to 1-gallon heads to reduce the water quantity, as that area has been getting too wet.
- F. The Board expressed concerns about some issues.
 - 1. Some stations may be potentially failing, due to the issues that were experienced last year.
 - 2. There's an area near 2580 HRC that has had continual leaking near a sidewalk, which needs to be repaired.

5. Lawns

- A. Chad spoke about the 2024 lawn season.
- B. Mowing is starting soon. Fertilizer may be as soon as next week.
- C. Rock has been cleaned up.

- D. Seeding took place last Fall, and those areas will be monitored over the next month.
- E. Metronet has damaged several areas with installations. These areas will be evaluated and repaired.
 - 1. There's concern about areas where Metronet bored under the private roads. These will be monitored.
- F. Chad also suggested that the Board consider modifying the driveway areas to be all concrete, rather than having some with landscaping between the homes.
- G. The Board asked that trimming be done around the pool fence.
- H. The Board asked that the vendor ensure the sidewalks are blown off after each mowing.
- I. As an FYI, trimming of the front yards is done one week, and the back yard areas are done the next week, throughout the summer.

III. Other Business

- 1. ACH
 - A. Reminder, May 1st is the deadline to complete the ACH paperwork.
- 2. The Spring inspection will be taking place in the next couple of weeks.
- 3. Community Room
 - A. The power washing was completed this month.

IV. Open Forum

- 1. The gutter work will resume in the next week or two.

2. A member expressed concerns about receiving a late fee. Discussion ensued. All late fees for dryer vent cleaning will be waived this month. Those that have paid a late fee for dryer vent cleaning will be credited that amount. However, late fees on dryer vent cleaning will begin in May.
- V. **Next Meeting:** May 1st, 2024, at 5pm, in the community room
- VI. **Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 6:22pm.