



HAWK RIDGE

Annual Meeting Minutes

NOVEMBER 12TH, 2025

Eagles Club

Call to Order: George called the meeting to order at 6:09pm.

Board Members Present: George Chahine, Pete Caflisch, Mary Fay, Jon Goetz, Patricia Hurley

Others Present: Tom Hill (Matik Management)

*A quorum was not reached.

I. Financial Report

1. 2025 Review

A. The balance of assets: \$427, 632.87.

B. Reviewing the budget comparison for the period of January through October, the association ended with expenses over budget by \$7,708.

1. There were four main contributors to this overage.

a. Insurance came in higher than anticipated (\$6,770).

b. Snow removal is billed ahead, so November's invoice payment is reflected in this line item (\$7,800)

c. The association requested dethatching to take place this spring (\$8,600)

d. There was an increase in trash hauling in July (\$2,500).

2. The association will continue to absorb these overages in the next two months and should end the year nearly on budget.

2. 2026 Budget

A. The 2026 budget was presented. There were two formats, a per unit version and a full version, discussed.

B. The budget is created by looking at the last 3 years of actual expenditures, noting any trends in increases, and then adding any other known increases.

- C. Overall, expenses in 2026 are projected to be \$8,283.29 higher than 2025. While most expense line items were reduced for 2026, insurance is expected to be about \$11,000 higher at renewal in February.
 - 1. Several insurance options are being considered in hopes of obtaining a lower premium for the association.
- D. In reviewing the capital plan, which identifies capital expenditures over the next 20 years and what the anticipated costs will be for each, it was found that the dues would need to be increased to meet the statutory requirement of adequately saving for these future capital expenditures.
- E. Beginning January 1st, 2026, the monthly dues will be \$285 per home, representing a \$10/month increase.

II. Landscaping/Maintenance

- 1. Review of 2025 completed items
 - A. Completed items included: general maintenance; the addition of routine cleaning of the community room; general pool maintenance; pruning, removal, and planting of trees; and the Board will be engaging a contractor to complete the replacement of gutters on the front buildings.
 - B. Additionally, a new irrigation vendor was engaged for the 2025 year. The results have been very positive.
- 2. Anticipated 2026 items
 - A. Additional tree work is planned for next year, as well as replacement of the fencing around the three irrigation stations, and potential lighting within/around the community room.

III. General/Open Forum

- 1. A member suggested the need for additional rental restrictions, which garnered general support from those in attendance.

- A.** It was noted that there are 10 known recorded rental properties within the community.
- 2.** A member discussed the Adopt A Drain program that helps keep drains clear of obstructions.
 - A.** If you have interest in participating, please contact Marty at martycormack@gmail.com.
- 3.** A member brought forth issues with parking.
 - A.** If you are experiencing any compliance issues, please contact Matik at association@matikmanagement.com.
 - B.** A member discussed some issues with lawncare, noting that the vendor seems to not vary the path taken each week.
 - 1.** This was discussed further. There was a question as to whether the association has ever received competitive quotes.
 - a.** Yes, the Board completed this exercise in 2025. When weighing the pros and cons, the Board decided to continue engaging the current vendor for lawn and snow services.
 - C.** A member expressed concern with the community room landscaping.
 - 1.** It was noted that there have been efforts to find volunteers to help keep the beds free of weeds, and that two Board members (Pete and Patricia) had completed this task at least once over the summer.
 - 2.** The association will ask the lawn/snow vendor to maintain the beds in 2026.
 - D.** A member asked whether Matik has 24-hour emergency service.
 - 1.** Yes. After hours, calling the main line (507-216-0064) will provide you with the emergency service line.

- E. A member inquired as to how to suggest the addition of items to the community room.
 - 1. You can email Matik, or you can submit your suggestions through the association's website hawkridgeha.com.
- F. A member asked if there was a suggested vendor list.
 - 1. While there isn't an association sanctioned list, such a list can be posted on the bulletin board in the community room.
- G. The group discussed association responsibilities vs homeowner responsibilities. Please see the attached supplement describing this item.

IV. Board Vacancy

1. Nominations

- A. There were three nominations received for the two Board seats. Those nominees were Patricia Hurley, Jim Golden, and Jody Selig.

2. Outcome

- A. Without a quorum, an election could not take place. As such, and per the Bylaws, the Board will be required to make appointments to the Board to fill any vacancies.

- V. **Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 7:38pm.

**Please contact Matik Management with any questions or concerns:
association@matikmanagement.com**

Hawk Ridge Website

www.hawkridgeha.com

