HAWK RIDGE

Board Meeting Minutes

APRIL 2ND, 2025

Community Room

Call to Order: The meeting was called to order at 5:30pm.
Board Members Present: Patricia Hurley, George Chahine, Jon Goetz, Pete Caflisch, Mary Fay
Others Present: Tom Hill (Matik Management),

I. Financial

1. Balance Sheet: $387,495.44.

2. Budget Comparison
   A. The Board reviewed the expenses for March.

   B. Overall, expenses were $2,229 under budget for the month.

3. Investments
   A. Pete presented investment options for the reserve funds.

   B. Sterling had lower CD options. The current Money Market account only offers .25%.

   C. Fidelity had a Money Market account offering 4.2%, as well as Treasuries at 4.25%. Both of these allow for liquidity.

   D. Over a 10-year period, the association could realize a $150,000 to $200,000 interest gain by utilizing the Fidelity options.

   E. After discussion, Pete made a motion to open 2 accounts at Fidelity, one Money Market and one Cash Management account, and funding those two accounts in the amounts of $155,000 each. The signers shall be George Chahine, Mary Fay, and Michelle Hill (Matik Management). Jon provided a 2nd, and the motion passed with unanimous approval.

   F. Discussion continued on the investment option of Fidelity, as there was online discussion about insured value, interest options, etc.

G. After discussion, the Board agreed to proceed with the plan, with the addition that Pete will also be a signer. This was completed through a motion from George, a 2nd by Jon, and unanimous approval.

II. Landscaping/Maintenance

1. Lawncare/Snow Removal
   - **A.** The Board received a contract from the current vendor, and they discussed all quotes received.
   - **B.** There was some confusion on the current vendor's total price.
   - **C.** An emergency meeting will be held as soon as that last information is received.
2. Irrigation
   - **A.** The Board discussed the second quote that came in for irrigation services.
   - **B.** After discussion, Pete made a motion to engage Green Envy for irrigation services. Mary provided a 2nd, and the motion passed by unanimous approval.
   - **C.** The vendor will be invited to the next Board meeting to discuss expectations and history.
3. Cleaning
   - **A.** Four quotes were received on cleaning of the community room. Of those, ABC was half of the other quotes.
   - **B.** Jon made a motion to engage ABC for the cleaning of the community room at weekly frequency during the pool season, and a monthly frequency during the off season.

4. Pool
    A. Over the last year, there were frequent concerns with pool etiquette and behaviors.

    B. A member provided some proposed language as a revamp of the current pool rules.

    C. The Board will complete a revision at the next Board meeting.

III. Open Forum

1. Fitness Room
    A. A member noted that there is a guest using the fitness room.

2. Parking
    A. A member noted that the rules require owners to have the garage open for the parking of two vehicles.

3. Community Room
    A. A member expressed concern with the current process for using the community room.

    B. Discussion ensued. The Board decided to have the community room unlocked between 7am and 3pm, Monday through Friday.

    C. This will be a trial to see if the room stays cleaned and organized.

4. Alteration
    A. A member asked about installing an a/c in the bedroom.

    B. It was noted that an alteration request form just needs to be installed and approved by the Board.

IV. Next Meeting:

1. May 7th, 5:30pm, Community Room

V. **Meeting adjourned:** With nothing left to discuss, the meeting was adjourned at 6:58pm.

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

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Hawk Ridge Website

www.hawkridgeha.com