



HAWK RIDGE

Board Meeting

JULY 15, 2026

Community Room

Call to Order: Al called the meeting to order at 5:32pm.

Board Members Present: George Chahine, Pete Caflisch, Jon Goetz, Patricia Hurley, Roy Sutherland

Others Present: Jacquie Morrow (Matik Management)

I. Open Forum

- A. A member noted various maintenance items that have been completed.
- B. A member asked about the walkthrough conducted by Sargent's. Matik will reach out to Sargent's for the list.
- C. A discussion regarding future capital expenditures took place.
- D. A member asked about the financial review process which occurs on a periodic basis.

II. Financial Report

A. Balance of Assets

- 1) The current balance of assets is \$397,874.

B. Budget Comparison

1) June

- a. Total expenses for the month were under budget due to the fact that the June lawn care invoice was already paid in May.

2) Year-to-Date

- a. Direct expenses are under budget, mostly due to insurance savings.
- b. Utilities are slightly over budget.
- c. Total expenses are under budget by \$39,817.

III. Maintenance/Landscaping/Pool

A. Spring Inspection

1) Siding

- a. The vendor has color matched the siding.
- b. Repairs will be scheduled once the shipment has come in from the supplier.

2) Gutters

- a. Repairs and replacements have been completed.
- b. Gutter installation has also been completed on the front of the fourplex on 28th Street.

3) Trim Painting

- a. For the homeowners that had been previously notified to paint their trim and did not complete it, a vendor will be scheduled to do so.
- b. Homeowners will be assessed the cost.

4) Pet Damage

- a. For those homeowners that did not repair the damage themselves, the lawn vendor has the list and will be completing the repairs as his schedule allows.
- b. The homeowners will be assessed the cost.

B. Waterflow – 28th Street

- 1) There has been no news regarding the possible development of the land adjacent to the association.
- 2) The board agreed that a meeting with the city representative as well as a rep from Bigelow would be beneficial.

C. Fencing/Electrical

- 1) Hicks Electric and Superior Fence are coordinating on the project.
- 2) The fence installation is scheduled for July 24.

D. Backflow Testing

- 1) The city requires annual inspections on backflow preventers.
- 2) The pool's backflow preventer will be inspected and the report will be sent to the city.

E. Dryer Vent Cleaning

- 1) If you have had your dryer vent cleaned within the last 1.5 years, please send a receipt to association@matikmanagement.com.
- 2) For those who have not had their vents cleaned in that time, the association will schedule vent cleanings, and the homeowners will be assessed the cost.
- 3) Indoor Technologies will be conducting the dryer vent cleaning at a cost of \$60.

IV. Admin

- A. There will be an opening on the board. Please consider volunteering to serve.

V. Reminders

- A. Street Parking – please be reminded that vehicles can only be parked on city streets for 24 hours per the city’s ordinance. There is no parking on the private streets.
- B. Pest Management – For those interested in receiving service from Bob the Bug Man at a discounted rate, please reach out to Patricia Hurley, at patriciahurley48@gmail.com.

VI. Next Meeting: September 2, 5:30pm, at the community center

VII. Adjournment

- A. With no additional items left to discuss, the meeting was adjourned at 6:47pm.

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

Hawk Ridge Website

www.hawkridgeha.com

