



HAWK RIDGE

Board Meeting Minutes

MAY 6TH, 2026

Community Room

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

Board Members Present: Geroge Chahine, Jon Goetz, Pete Caflisch, Patricia Hurley

Others Present: Tom Hill and Jacquie Morrow (Matik Management)

I. Open Forum:

1. A member expressed concern about a tree in the backyard that is leaning.
2. A member expressed concern about the utility boxes leaning. The member requested that the utility boxes be straightened by the corresponding companies. It is believed these are Spectrum, Century Link, and one more.

II. Financial

1. Balance Sheet: \$366,321.82
2. Budget Comparison
 - A. The Board reviewed the budget comparison for the month of April.
 - B. Overall, total expenses were under budget by \$3,196.45 for the month, under budget by \$41,456.94 for the year-to-date. This is primarily due to the significant insurance savings.
3. Investment
 - A. Fidelity has completed opening of 1 account that will be used for investment of reserve funds. The transfer of \$100k has been made to this account.
 - B. The process for opening the second Fidelity account, to be used as escrow for the annual insurance payment, is slow going, but should be completed soon.

III. Landscaping/Maintenance/Pool

1. Spring Inspection

- A.** The inspection has been completed. Discussion ensued on the results and how to best ensure work is completed.
- B.** It was mentioned that, in some cases in which owner have contracted work to be completed, the vendor has left the yard damaged.
- C.** There were some missing gutter extensions at buildings. Those extensions missing on the front will be replaced by the gutter vendor under the gutter replacement contract. The vendor will also provide a price to replace the missing extensions on the rear of buildings noted.
- D.** Other items noted pertained to homeowner responsibilities, such as painting of trim, pet damage to lawn, etc. These homeowners will be notified that the work will be completed and assessed to the homeowners, unless those homeowners respond to say that they will be taking care of the repairs themselves.

2. Trees

- A.** Sargent's will be completing an inspection in June to look for Oak Wilt.

3. Irrigation

- A.** The water is being turned on next week.
- B.** It was noted that RPU changed their policy to require the association request the installation of the meter each spring, rather than the vendor.

4. Fencing

- A.** Hick's Electric has submitted a quote to address the electrical panel that is currently mounted on the irrigation fencing. The new fencing cannot handle that weight.

- B.** Two options were presented. The first is a freestanding panel to mount the two electrical components (\$5,950). The other option was for combining the two components into one new panel (\$6,850).
- C.** A second quote will be obtained. Insight Electric and Carl's Electric will be contacted. Additionally, a question of the longevity of the current electrical components will be asked.

5. Lawns

- A.** It was noted that the equipment stored at the community room had leaked onto the concrete this winter. Matik will speak with the vendor about this.

6. Community Room

- A.** The locking handle on the community interior room door will be taken off, and the room will still be available for gatherings upon reservation through the website.
- B.** A bookshelf will be added to the community room for sharing. If you have a bookshelf you'd like to donate, please contact Matik at association@matikmanagement.com.

7. Dryer Vent Cleaning

- A.** We are in year 3, which means dryer vent cleaning will be completed this year. As with last time, each homeowner will be assessed the per unit cost for the cleaning. If you have had your dryer vent cleaned within the last 1.5 years, please send a receipt of the work to association@matikmanagement.com. Your address will then be removed from the list.

8. Pool

- A.** Thatcher has completed their part of the pool opening. The remaining work is in process and the current pool opening date is May 23rd.

IV. Administrative

1. Volunteers

- A.** The association is seeking volunteers to help keep the community room landscaping beds free of weeds. If you have interest, please contact Matik at association@matikmanagement.com.

V. Next Meeting: June 3rd, at 5:30pm, at the community center.

1. Upcoming Agenda Items

- A.** Fencing
- B.** Irrigation and Lawns

VI. Meeting adjourned: With nothing left to discuss, the meeting was adjourned at 6:43pm.

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

Hawk Ridge Website

www.hawkridgeha.com

