



HAWK RIDGE

Board Meeting Agenda

SEPTEMBER 17TH, 2025

Community Room

Call to Order: Geroge called the meeting to order at 5:30pm.

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

Others Present: Tom Hill (Matik Management)

I. Financial

1. Balance Sheet: \$413,372.66

2. Budget Comparison

A. The Board reviewed the budget comparison for the month of August.

B. Overall, expenses were over budget by \$539 for the month, and \$11,326 for the year to date.

1. Insurance accounts for \$5,500 of the year to date overage.

2. Additionally, as of August billings, the association is a month ahead in lawn mowing costs, equating to \$8,466.

3. 2026 Budget

A. The Board reviewed the budget proposal for 2026.

B. The operating expenses are anticipated to be about \$8,283 higher than the 2025 budget, with the vast majority of that being in insurance (\$11,000).

C. Based on multi-year actual expenses, some budget expense line items were reduced.

D. The Board referenced the capital plan in the discussion on necessary dues to adequately plan for upcoming capital expenses.

E. As two Board members were unable to attend this rescheduled meeting, the budget will be discussed and voted upon at an upcoming meeting.

II. Landscaping/Maintenance/Pool

1. Thatcher will be closing the pool on October 2nd.

III. 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.

2. Insurance

- A.** Another insurance option may have been found that could lead to a cost savings for the association. This is currently being explored.

IV. Open Forum:

1. A member submitted a request for removal of late fees for not paying the vent cleaning cost, assessed in 2023, as the member did not see the emails pertaining to the charges.
 - A.** The Board discussed the request, noting that the large majority of the membership did pay the assessment on time.
 - B.** This was tabled until the other Board members can be present.
2. A property owner stated that an Oak tree had a limb fall. He said that the rest of the tree looks to be in good condition.
 - A.** Matik will have Sargent's evaluate it.
3. A member brought concerns of water issues that are affecting his house. These issues include erosion under concrete, gutters leaking, and a leak on garage roof.
 - A.** The association had the source of the roof leak repaired, but the interior is each homeowner's responsibility. A supplement to these minutes will be sent to the membership

to detail what the Declaration states pertaining to homeowner maintenance versus association maintenance.

V. Next Meeting:

1. October 1st, 5:30pm, community room CLOSED MEETING
2. Annual Meeting – November 12th, 6pm, Eagles Club

VI. Meeting adjourned: With nothing left to discuss, the meeting was adjourned at 7:25pm

Conduct to Board Members (A message from Matik)

It is important to understand that Board members are not only volunteers, but also your neighbors. Each year, at all associations, it is difficult to find association members that are willing to give their time and effort to volunteering for the community.

One of the major contributors to this difficulty is that Board members are tasked with making difficult decisions pertaining to the finances of the association, specific homeowner compliance issues, and community maintenance issues, that all carry the potential of being contentious topics for other homeowners.

While these tasks are knowingly part of being a Board member, it is asked that all community members allow volunteer Board members to enjoy the community and their neighbors outside of the Board meetings. If you have concerns, maintenance, or items you wished to be addressed at Board meetings, please send those requests to association@matikmanagement.com.

Your cooperation is very appreciated!

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

Hawk Ridge Website

www.hawkridgeha.com

