HAWK RIDGE

Board Meeting Minutes

DECEMBER 3RD, 2025

Community Room

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

I. Financial

1. Balance Sheet: $444,121.10

2. Budget Comparison
    - **A.** The Board reviewed the budget comparison for the close of books in November.

    - **B.** Overall, expenses were over budget by $1,691.99 for the year to date.
        1. The association has absorbed almost all of the overage in insurance ($7,374) and the additional lawn work (dethatching at $8,622).

II. Landscaping/Maintenance/Pool

1. Gutters
    - **A.** The Board discussed the multiple quotes that have been received.

    - **B.** After thorough review, it was decided that the Board would invite H&H for a final interview. This will be expedited.

2. Trees
    - **A.** The Board discussed the quote for trimming and removal. There was some questions on scope and the representative from Sargent's will be invited in to ensure an agreed upon scope.

3. Fence
    - **A.** Quotes have come in and will be sent to the Board for discussion. These fences are for the irrigation stations.

4. Driveways

- **A.** The Board began discussing the driveway apron issues pertaining to street curb work completed by the city's vendor.

- **B.** At the annual meeting, the question posed was whether the repair (replacement or poly-jacking) would be the financial responsibility of the homeowner or the association.

- **C.** As noted in the annual meeting minutes, the Declaration outlines what the association dues are to be used for. In this case, these parameters dictate that the homeowners are responsible for the concrete driveways.

- **D.** The association will gather a group quote for those homeowners for poly-jacking in the spring.

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. Board Appointments

- **A.** Current Nominees: Patricia Hurley, Jody Selig, Jim Golden.

- **B.** Mary made a motion to appoint Patrica to the Board. Pete provided a 2nd and the motion passed with unanimous approval.

- **C.** The association is seeking additional nominees for the Board. Please contact Matik if you have any interest or questions. Your service is very important!

3. Officer Elections

- **A.** President

1. Jon nominated George Chahine for President.

2. George was elected as President by unanimous approval.

B. Vice President
1. Pete nominated Jon Goetz for Vice President.

2. Jon was elected as Vice President by unanimous approval.

C. Secretary
1. Jon nominated Patricia Hurley as Secretary.

2. Patricia was elected as Secretary by unanimous approval.

D. Treasurer
1. Jon nominated Pete Caflisch for Treasurer.

2. Pete was elected as Treasurer by unanimous approval.

4. Rental Restrictions
A. The Board discussed several options and the pros and cons of each.

B. This will be further discussed at the next Board meeting.

IV. **Open Forum:** None

V. **Next Meeting:** Monday, December 8th at 6pm.
1. Upcoming Agenda Items
A. Irrigation system
B. Engineering plan

VI. **Meeting adjourned:** With nothing 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