



HAWK RIDGE

Board Meeting

JUNE 3, 2026

Community Room

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

Board Members Present: George Chahine, Pete Cafilisch, Jon Goetz, Patricia Hurley

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

I. Open Forum

- A.** A member noted that his building (which includes four units) did not have gutters installed due to drainage issues in the back which the city is aware of. As a solution to the issue does not appear to be forthcoming, the member requested that gutters be installed on the front. Pete motioned to approve the front installation, Jon gave a second, and the motion passed.
- B.** A member raised the issue of a fallen tree, a possibly dead tree, and inquired about installing a fence on the east side of the property line. The board requested that the member submit the proper ACC request forms for their review if the member wishes to proceed with a fence.
- C.** Members noted bare spots in the lawn. The board changed the irrigation schedule from three times a week to every other day.
- D.** A member expressed interest in sharing a monthly newsletter with the members. There is a Hawk Ridge Community Facebook page which although not affiliated with the board, it maintained by members of the community. Newsletters and ideas can be shared on this page.

II. Financial Report

A. Balance of Assets

- 1)** The current balance of assets is \$385,649.

B. Budget Comparison

1) May

- a.** Total expenses for the month were over budget due to both the May and June lawn care invoices being paid.

2) Year-to-Date

- a.** Direct expenses are under budget, mostly due to insurance savings.
- b.** Utilities are on budget.
- c.** Total expenses are under budget by \$32,756.

III. Maintenance/Landscaping/Pool

A. Spring Inspection

- 1) Homeowners will be notified of the maintenance items they need to complete.

B. Irrigation

- 1) The system is running.
- 2) A number of heads had issues including: leaking, not rotating, and broken seals.

C. Fencing/Electrical

- 1) A second quote was received which did not include sturdy backing for the electrical panel.
- 2) The board chose to approve Hicks Electric's bid to install a freestanding panel for new electrical components by a motion from Jon, a second from Pete, and unanimous approval.

D. Pool

- 1) The city has completed its inspection.
- 2) The control board for the heater and skimmer valve handles need to be replaced. Thatcher has ordered these parts and could install them by the end of the week.

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.

F. Community Room

- 1) The board would like to add a bookshelf. If you have a shelf that is 4 feet tall or less and would like to donate it, please email association@matikmanagement.com.

G. Concrete Staining

- 1) Matik will follow up with the lawn vendor regarding the staining of the concrete.

IV. Admin

- A.** Board Opening – Patricia motioned to appoint Roy Sutherland to the board, Jon gave a second, and the motion passed.

V. Next Meeting: July 1, 5:30pm, at the community center

VI. Adjournment

- A.** With no additional items left to discuss, the meeting was adjourned at 6:36pm.

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

Hawk Ridge Website

www.hawkridgeha.com

