

**MINUTES OF THE ANNUAL MEETING OF THE MEMBERS of the
HAWK RIDGE HOMEOWNERS ASSOCIATION**

Friday, June 25, 2010 (revised 07-15-11)

DRAFT

1. Call meeting to order

The 2011 annual meeting of the membership of the Hawk Ridge Owners Association was held at the Whitehawk Ranch Community Center on Thursday, June 30, 2011 beginning at 4:00 p.m. pursuant to the written Notice of Meetings. Board members Jeff Ardito and Ron Dixon were present. Brad Smith was absent. Also present were several members of the Hawk Ridge Owners Association and Administrative Assistant, Joleen Cline.

2. Validity of meeting (confirm written notice given)

Joleen Cline reported sufficient notice was given to each association member via US Mail and therefore the meeting is valid.

3. Attendance of Members (quorum established)

Pat Symons served as the inspector of elections. She reported a sufficient number of completed ballots/proxies were received on time and thereby satisfied the rule for holding a valid election with representation of a quorum.

4. Approval of the previous annual meeting minutes (June 25, 2010)

After review, upon motion duly made, seconded and unanimously carried, the minutes of the June 25, 2010 annual meeting were approved as submitted.

5. President's HOA Community Report

Jeff reported this is his final President's report. He thanked Ron Dixon for his past and continuing service on the board and also to Brad Smith for his service to the community.

Jeff Ardito reported the materials have finally been removed from behind the neighborhood. The landscape looks good and the neighborhood overall looks great.

6. Election of Directors

a. Description of the vote by secret ballot

Jeff Ardito described the secret ballot process.

b. Results of vote announced

Pat Symons served as the inspector of the election. She reported out of 22 home owners, we had 17 valid ballots. The two new board members are Katherine Hale and Rich Arens who will each serve 2 year terms through August 2013.

7. **Financial Review**

a. **Review of the 2010 fiscal reports.**

Joleen Cline reviewed the balance sheet and income statements for fiscal year 2010 which were sent to all property owners. The year ended with a net profit of \$296.09. The association had one significant insurance claim this year. The re-construction of that unit was completed in the winter.

Randi Kauppi reported unit owners can purchase individual building coverage if the association chooses not to continue covering this in the overall association policy. Ron Dixon reported the new board will investigate insurance options for the association. This will be a high priority item.

8. **Old Business**

a. **Bird Damage Report**

Jeff reported we have and will continue to install netting to deter the birds. Repairing bird damage has been a significant budget item in the last 2 years.

b. **Other**

Pat reported that the landscaper, Lowell had a late start this year due to the lingering cold weather. He completed part of the spring cleanup and has combined the remainder of the spring cleaning while doing the regular maintenance.

He is topping off Aspen trees which were badly bent or damaged during the winter. Lowell along with two homeowners walked the neighborhood and identified trees and shrubs that need to be moved or replaced. He will be working on planting according to the spreadsheet that Pat provided.

Pat reported the grass is growing long in the overflow parking. They have decided they will use a weed eater after the grass turns brown.

Lowell usually is working in the neighborhood two days each week. His responsibilities include the irrigated and planted areas around the town homes, cleaning out the v-ditches that run parallel to the main street, blowing off the driveways and walkways, maintenance of the monument sign area, removing dead trees and shrubs up to 6" in diameter, and adjusting the irrigation. Wild flowers are left. What is not included, would be additional plants or trees installed by homeowners.

Jeff reported over the years we have maintained a reasonable budget. This is a mountain home development and it has been the desire of this association to maintain that look while keeping assessments reasonable.

Pat reported the common area on Hawk Ridge next to Randi Russell's home is steep and the runoff flows over the short retaining wall. Pat reported Randi would like to terrace and plant the area. Pat would like the association to add responsibility for maintaining the area, once it is planted, into Lowell's contract for next season.

Pat reported directly across the street from the Russel's there is land owned by PPG which also is steep and has drainage issues.

The home owners held a discussion regarding the removal of the "model homes" sign. The board decided they would draft a letter giving PPG 30 days to remove the sign. Otherwise, the sign will be removed by the association. The association will copy Linda Carr on the letter.

Pat reported she had spoken with Randi Russel and there will be one maple and two Aspen trees installed near her home.

Pat reported there are several evergreen trees around the Hawk Ridge development which are dying. They should be removed when they are completely dead. The association will follow up with trees they are responsible for as needed.

c. Building Maintenance Review

Jeff reported he and Ron conducted a walking inspection of the neighborhood. They believe the highest priority should be to put an end to the bird damage and maintain the siding of the homes. Jeff reported the board needs owners input with what is going on in the neighborhood and what things they find need attention.

Jeff reported there has been one amendment made to the CC&R's which clearly outlines what the association is responsible for and what the owner's responsibilities are. It is described that the only stone that falls within the responsibility of the association, would be the architectural stone attached to the actual structures. Stones walkways are the owner's responsibilities.

The homeowners reported the railings around the decks are in poor shape. The staining and sealing has not lasted even on the homes which were done last year. Ron Dixon reported he will talk to the painter, Imre Adelmeyer, regarding the cap rails and they will work on a solution for maintaining them.

Randi Kauppi reported his driveway is in bad shape. It is evident that the driveway has been repaired in the past. Ron Dixon reported he would take a look at it and would compare it to other driveways in the neighborhood.

Ron Dixon thanked Jeff Ardito for his years of service on the board.

9. Adjournment

There being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at approximately 5:10 p.m.