

**MINUTES of the MEETING OF THE BOARD OF DIRECTORS  
HAWK RIDGE HOMEOWNERS ASSOCIATION**

Wednesday, Nov 17, 2010  
3:00 p.m. (Phone in conference)

**DRAFT**

**1. Call meeting to order**

A regular meeting of the Board of Directors for the Hawk Ridge Owners Association was held via teleconference on Wednesday, November 17, 2010 beginning at 3:10 p.m. pursuant to the written Notice of Meetings. Board members Jeff Ardito and Ron Dixon were present. Also present was Administrative Assistant; Joleen Cline; homeowner Pat Symons, and homeowner, Tom Rice.

**2. Public Comment**

(Opportunity for the public to bring up items not already noted on the agenda)  
Pat Symons asked about the landscape contract for the spring 2011. Joleen Cline reported she would forward copies of the contracts on to Pat and Lowell.

**3. Approval of the minutes of the meeting on Sept 15, 2010 (voting item)**

*After review, upon motion duly made, seconded and unanimously carried, the minutes of the September 15, 2010 board meeting were approved as submitted.*

**4. Old Business**

**a. Review of recent events**

**i. Asphalt Crack repair/reseal/slurry coat**

Joleen Cline reported that crack sealing had been completed during the fall. There is extensive Type II slurry coat sealing planned at Whitehawk for 2011. Hawk Ridge will coordinate with the HOA roads committee chairman for paving next year.

**ii. Water Damage refurbishing**

Joleen Cline and Jeff Ardito reported on the refurbishing of the unit that had a plumbing fixture burst. The association is waiting on a final determination from the insurance company regarding the manufacturer of the plumbing fixture.

**iii. Dead Tree removal**

Jeff Ardito reported there is a dead pine tree in the open space at the Rice's unit. Joleen Cline reported Phil Charbonier gave a bid to the association to remove the tree, and additional bid has been requested from Toppers Tree Service. The board discussed the idea of having the stump removed. The board directed Joleen Cline to arrange for the tree and stump removal once both bids had been reviewed.

**iv. Bird Detourant applied**

Joleen Cline reported Imre Adelmeyer was hired to replace the damaged siding on the unit owned by the Aherns. In addition, all the peaks of that building will be sprayed with bird repellent to protect the new siding.

Imre is also working to remedy heat tape issues at unit #85 and #100.

Joleen also reported Linda Carr had informed her it appears outdoor light bulbs appear to have been taken from several units.

Pat Symons reported there is an erosion issue which needs to be remedied. Eric Haglund of PPH Plumbing provided an estimate for the work. Pat will ask that the estimate be forwarded on to Joleen Cline.

**5. New Business (voting item)**

a. Approve Final 2011 Budget

The board reviewed the preliminary budget for 2011 as mailed to all homeowners.

*After review, upon motion duly made, seconded and unanimously carried, the board approved the budget for 2011 as submitted.*

**6. Meeting planning for 2011**

- a. March (plan spring projects), June 30, 2011(annual meeting) ,  
Sept (prelim budget), Nov (final budget)

**7. Adjournment**

*After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 4:18 p.m.*