

**MINUTES of the MEETING OF THE WHITEHAWK RANCH
HOMEOWNERS ASSOCIATION**

December 11, 2023

DRAFT

I. Call to Order

A regular meeting of the Board of Directors for the Whitehawk Ranch Homeowners Association was held at the Community Center at Whitehawk Ranch on Monday, December 11, 2023, beginning at 3:00 p.m. pursuant to the written Notice of Meetings. Directors Ken Hyatt, Doug Hecker, Bill Meagher and Jack Miller participated via ZOOM. Taylor Carr was present at the Whitehawk Community Services District. Joleen Cline served as recording secretary. Bill Meagher called the meeting to order at 3:14 p.m.

II. Roll Call

See attendees noted above.

III. Public Comment

none

IV. Approval of Previous Minutes – November 13, 2023

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the November 13, 2023, Board meeting as submitted.

V. Treasurer's Report

Joleen provided copies of the November 30, 2023, financial reports via email prior to the meeting. Ken reported the HOA currently has two Reserve Account CDs earning more than 5% interest.

After review, upon motion duly made, seconded, and unanimously carried, the board approved the Financial Reports for the period ending 11/30/2023 as submitted.

6. Old Business

A. Discussion & Next Steps regarding CSD – HOA Consolidation

Doug Hecker reported a sub-committee has been set up to work on the CSD-HOA consolidation. Doug volunteered to serve on the committee as a representative of the HOA Board.

B. Architectural Review Policy – Discussion and next steps

Bob Simpton distributed folders with information provided by the ARC committee.

Bob reported we need to be sure the TOA Board is aware of the details within the guidelines so that they can make sure their upcoming governing document revision agrees with the Architectural Review Policy. He reported he doesn't know where the TOA is headed with their guidelines, and he is willing to assist as needed.

Doug Hecker volunteered to reach out to members of the TOA to make sure both Boards are working together. Bob said there isn't anything in the updated draft that should be controversial to the Hawk Ridge Owners Association or Whitehawk Townhome Owners Association.

Bob reported the committee is very concerned that members aren't told a thing about the CC&Rs or rules upon close of escrow. HOA members are not aware and are not going to the website to download the governing documents. Gretchen Merick reported new owners are not looking at the ARC guidelines, and somehow, we need to make sure that new owners are actually reading the guidelines. Bob reported the Board needs to find a way to be proactive so that members are knowledgeable. Currently the Board is often acting in a reactive manner after a member has committed a violation.

The Board agreed they are in favor of the architectural planning procedure and the landscape change procedure as recommended by Bob Simpton and the ARC committee. The Board is interested in reviewing the completed updated document as soon as it is ready for review.

VII. Committee Reports

A. Welcome Committee – Judy Simpton

Judy Simpton reported 3 properties have closed since the last meeting. A lot was purchased on the Red Tail Loop. The Weeks purchased another home in Hawk Ridge, so they are not new property owners. The committee will be reaching out to one new owner at Hawk Ridge this week. Judy reported she has a few items to purchased before the end of the year. She generally tries to keep supplies for 4 baskets on hand going into the winter.

B. Architectural Committee – Bob Simpton

Bob Simpton reported Mesher's submitted plans for a new home and have been given a list of items that were missing from the submittal.

C. Roadways Report – Steve Ursenbach

Prior to today's meeting, Steve provided comment via email that there was nothing new to report since the last meeting.

D. Firewise & Open Space – Dale Hastie

Dale Hastie reported Mike Smith was on site today and will possibly also be on site tomorrow removing dead and diseased trees.

VIII. Adjournment

After review, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 04:10 p.m.

Minutes were prepared by Administrative Manager, Joleen Cline