

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

**May 08, 2023 (approved 07-10-2023)**

**1. 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, May 08, 2023, beginning at 3:00 p.m. pursuant to the written Notice of Meetings. Directors, Earl Zeigler, Ken Hyatt and Taylor Carr were present at the Whitehawk Ranch Community Center. Rick Russo participated via ZOOM teleconference. Cathy Danielson was absent. Joleen Cline served as recording secretary. Earl Zeigler called the meeting to order at 3:03 p.m. Five homeowners attended in person, and one additional member participated on ZOOM.

**2. Roll Call**

See attendees noted above.

**3. Public Comment-** Opportunity for the public to make a statement on a topic that is **NOT** on the current agenda.  
none

**4. Approval of Previous Minutes – March 13, 2023**

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

**5. Treasurer's Report**

Joleen provided copies of the April 30, 2023, financial reports via email prior to the meeting.

*After review, upon motion duly made, seconded, and unanimously carried, the board approved the Financial Reports for the period ending 04-30-2023 as submitted.*

Ken Hyatt reported the HOA currently has the bulk of their reserve funds in a liquid money market account. We are earning over 4% interest on that fund and close to \$300,000.00 will be used soon for the major road maintenance work that is planned for this summer.

**6. Committee Reports**

**a. Welcome Committee – Judy Simpton**

Judy Simpton reported it has been pretty quiet. No new baskets have been delivered since the last time the Board met.

**b. Architectural Committee – Bob Simpton**

Earl reported the new owner of Lot 306 (McElyea) is planning to remove the foundation left there and all foundation material will be hauled off site. Bob Simpson reported he will work with the committee to make sure the ground is returned to its original condition.

Bob Simpton reported lot 80204 has changed hands. There were logs left on the site, and they will be picked up in the next couple weeks. The new owners are ready to start construction.

**c. Roadways Report – Steve Ursenbach**

Steve reported he has requested a bid from Terry Southward with Island Painting to re-seal the rail car bridge.

Steve reported Tom has created a list of signs that are in need of restoration. The labor for that project is covered under the provisions of the open space contract.

Steve presented a bid from Nevada Environmental for weed abatement spraying. Ken noted the bid is approximately \$1,500 over our budget for this work. Steve reported some of the quote may include CSD areas, which will be broken out on the final bill as a separate cost to be paid by the CSD.

*After review, upon motion duly made, seconded and unanimously carried, the Board approved the weed abatement bid at a cost not to exceed \$4900.00.*

Steve reported he reached out to Jet Plumbing regarding the culvert cleanout project. He also has reached out to Shaffer Sealing for a bid for crack sealing.

With regard to the major work on Whitehawk Drive as well as the areas around the TOA neighborhoods, this work will most likely start in the June time frame. SNC has not started any work for this year so far due to the unstable and wet weather. Steve reported there are makings in the roadways where larger repairs will be made. There is a large area marked near the 5<sup>th</sup> green where the pavement has significant allegatoring. Steve asked Earl to inspect and let him know if that area was also sinking. We may adjust the treatment to that area based on whether the area is flat or sinking.

**d. Firewise & Open Space – Chuck Bowman**

Chuck reported he is still working with Mike Smith to remove trees that were identified last year. With regard to future policy, Chuck recommended that when a plant dies and is located within 5 feet of the foundation, that the dead plant be removed and not replaced. Chuck reported he has a list of material that is approved to be placed within the first 5 feet of foundations such as small pebbles which are fairly easy to maintain, bare dirt, or humas are also recommended.

Chuck reported the Mohawk HFR project should begin this year. The contractor is currently working in Greenhorn Ranch and will be moving over to Whitehawk once they finish at Greenhorn. The earliest he expects to see them is July or August.

**7. Old Business**

**a. Options for Community Propane Service**

Earl reported our 5-year contract with AmeriGas expired in April. He attempted to negotiate a new agreement with AmeriGas, however, he ultimately choose not to renew the agreement due to a lack of Amerigas presenting a competitive agreement. Amerigas did provide an offer solely for the CSD facilities and Earl was told individual members were eligible for the same Amerilock agreement, however, nothing was ever provided to him to confirm this. Earl recently received a delivery from Amerigas and paid 3.29 per gallon whereas last month he was charged \$2.27 per gallon. He believes Amerigas will also be charging approximately \$75 a year for tank rent now.

Earl reported he was able to negotiate a competitive agreement with Ferrell Gas. They are offering a base rate out of the bay area with an inflator, which currently would average around \$2.85 per gallon. Ferrell Gas is also proposing a \$35.00 per year tank rental. Earl reported there will be options, and he will share information with the community regarding Ferrell Gas as soon as it is available.

**8. New Business**

**a. Mohawk Valley Independence Day Donation 2023**

*After review, upon motion duly made, seconded and unanimously carried, the Board approved a donation to the Mohawk Valley Independence Day Events in the amount of \$300.00.*

**b. Establish nominating committee & call for candidates**

Earl reported there are three Board members whose terms will retiring this year (Earl Zeigler, Cathy Danielson, and Rick Russo). Taylor Carr and Ken Hyatt each have another year left of their terms serving on the Board. Earl and Rick do not plan to seek re-election. Earl will work with Joleen on the Election and Annual meeting communication to the community.

**c. Update Phase 9 Development Progress, Mills Point**

Earl reported Taylor has been looking at options to improve the market for his lots in Phase 9. There are about 14 lots in Falcon Ridge, and he has requested to condense those to 7 lots. There are several lots at the top of Falcon Ridge affected by an issue caused by elevation and our water system's ability to provide adequate fire flows. The lots are located above the cul-de-sac at the top of Hawk Ridge. Most of those lots would require an auxiliary pump to provide appropriate water pressure (fire flows). The original plan was to install a water storage tank across the highway at an elevation that would create water pressure for the Mill's Point Development.

Taylor has weighed the pros and cons of installing the water tank to create the flows. He found it would be more prudent to combine additional lots and alleviate the need for the holding tank and booster pumps. Today he is requesting approval from the Board to reduce the lots in the Mill's Point Development from 27 to 9 lots.

Steve reported he has also spoken with Taylor, and if the board agrees, there is a possibility that the roadway from the cul-de-sac at the top of Hawk Ridge up to Mill's Point, could be turned over to Taylor. If that occurred, the HOA would no longer be responsible for clearing the snow or maintaining the asphalt on that steep stretch of roadway. From the MWC perspective, not having to maintain a booster pump is a good thing. He also believes the plan of completing the buildout of Whitehawk Ranch with a mix of large and smaller homes at the entrance is a good thing.

Ken reported the HOA would drop from a possible of 27 new assessment payers, down to 9. However, dues are not being collected on those lots now, and there is little chance of all 27 selling the way they currently are mapped.

After review, upon motion duly made, seconded and unanimously carried, the Board moved to draft a letter of support for the consolidation of 27 lots to be remapped into 9 lots in the Mills Pead Development.

**d. Review clarifications to B-14 & B-15 Rules & Regulations**

Earl reported he would like to recommend the Board consider updating two of the HOA's rules.

Earl suggested that rule B-14 be changed to read that (change is underlined): Temporary parking, not to exceed 24 hours of "motor home or similar recreational trailer" is allowable on all Member Lots and on Common Area Driveways within the TOA, Hawk Ridge, and Phase 9 Unit 3B subdivision.

Earl reported there are four property owners who regularly complain regarding one of their neighbors. Those neighbors have not yet been willing to come forward and submit an official complaint. Earl reported there have been multiple owners who have agreed to use only the amount of time that is allowed by the rule. Earl reported in his opinion, 24 hours is adequate for loading and unloading. Ken stated if we already have an enforcement problem at 48 hours, he expects we will have more of an enforcement issue at 24 hours. Ken reported the HOA has received verbal complaints but no written complaints. He would expect if folks weren't willing to make a formal complaint at the 48-hour mark, they also will not be willing to make a complaint if someone has a trailer or motor home in their driveway for more than 24 hours.

Earl also suggested that an additional item be added to B-14 which already is part of the Association's CC&R's as follows: (h) (taken verbatim from CC&Rs section 9.8): No member shall construct, repair, or service any vehicle within any portion of the Common Areas, except for emergency repairs to the extent necessary for the movement of the vehicle to a proper repair facility, or on any

Lot except in an area on the Lot not visible from the Common Areas or neighboring properties.

Earl reported rule B-15 has been in effect for quite some time. It currently reads that dogs must be on a leash and under the control of someone that can manage them on all improved roadways. The HOA has had several dog issues in phases 4 and 5 due to misunderstanding as to the boundaries and ownership of open space. Earl clarified that all the space in the Town Home area is open space and owned by the TOA.

Earl suggested a clarification be made to rule B-15 as follows (changes are underlined):

A resident may keep a reasonable number of common household pets on a Lot limited to no more than two (2) dogs or two (2) cats or one of each.

In keeping pets, Residents must follow these rules:

1. On all improved roadways within Whitehawk Ranch (including their shoulders and HOA, TOA, and Hawk Ridge Open Space) and the dirt road between Miner's Passage and Whitehawk Drive), **dogs must be on a leash at all times** managed by a person capable of controlling them.

*After review, upon motion duly made, seconded and unanimously carried, the Board approved the distribution of the draft amendment to Rule B-14 and B-15 to the homeowners. The Board will vote on the amendments after a 30-day community review period.*

e. **Next Meeting: July 10, 2023**

## **12. Adjournment**

*After review, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 04:25 p.m.*

**Minutes were prepared by Administrative Assistant,  
Joleen Cline**