

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

December 12, 2022 (approved 03-13-2023)

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, December 12, 2022, beginning at 3:00 p.m. pursuant to the written Notice of Meetings. Directors, Taylor Carr, and Earl Zeigler were present at the Whitehawk Ranch Community Center. Rick Russo and Ken Hyatt participated via ZOOM teleconference. Cathy Danielson was absent. Joleen Cline served as recording secretary. Earl Zeigler called the meeting to order at 3:02 p.m. Two 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 – November 07, 2022

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the November 07, 2022, Board meeting as submitted.

5. Treasurer's Report & Approval

Joleen provided copies of the November 7, 2022, financial reports via email prior to the meeting.

Ken reported we continue to track very well this year as compared to the budget. Ken reported he will be looking for options for investment with the predicted increase in interest rates.

After review, upon motion duly made, seconded, and unanimously carried, the board approved the Financial Reports for the period ending 11-30-2022 as submitted.

Steve reported Seth did come out and inspect all the roadways. He marked all the areas that would need to be patched before the sealing is completed. After inspection, he determined that we would need only 50% of the patch work that we had originally anticipated at approximately \$6.00 per square foot.

8. Committee Reports

a. Welcome Committee – Judy Simpton

Judy Simpton was absent but provided a written report for the board. No welcome baskets were delivered in November. On November 10, the committee held their first soup dinner and 27 community members attended

b. Architectural Committee – Bob Simpton

Bob Simpton was absent. He sent a written report that Earl presented. The Committee is working on updates to the ARC guidelines which they will present to the Board for consideration at a future date.

On Red Tail Loop there are leftover stumps that will be cut flush with the ground. Two other projects are moving forward.

Bob anticipates there will be additional projects coming before the committee soon with proposed starts in early summer.

c. Roadways Report – Steve Ursenbach

Steve reported our paving contractor, Seth Padovan, is hoping to get three bids for the planned summer road work.

Steve reported Tom has had some challenges with staff who were sick and equipment problems. Earl reported the team has done a great job even with the staffing challenges.

d. Firewise & Open Space – Chuck Bowman

Chuck reported the contractor that was hired was working in Greenhorn Ranch. The planned mastication work is weather dependent. The contract runs through 12/31/2023 and Chuck expects all the work to be completed next year. The fire safe council project starts 100 ft. out from the house. On an undeveloped lot, the entire lot can be included.

There is a meeting on January 16th at the Fairgrounds to discuss when the new rules for high fire severity areas such as Plumas County will go into effect. The new rules state anything that will burn must be removed from the first 5 feet of a foundation or deck. They believe the new rules will be phased in. Zone 0 includes the first 5 feet outside of a deck or foundation. Minimal fuel zone is 5 – 30 feet, and reduced fuel zone for 30 – 100 feet.

Hawk Ridge is working to get ahead of the implementation of the new rules.

9. Old Business

a. Winter break reminder – no scheduled meetings in January or February.

10. New Business

a. 2023 Community Directory & Coupon mailing status

Joleen reported she included a new form in the annual budget packet giving members the opportunity to update their contact information, choose their preferred method of

information receipt and choose or refuse to participate in the email notification program. Coupon books, Directories and all other required correspondence went out in the mail to the members 2 weeks ago.

b. In-person, audio, and video meeting requirements going forward

Beginning in 2023, California is requiring that there is always an option for members to participate in HOA meetings in person. One Board member or a representative is required to be at the on-site location, and everyone else can participate online.

c. Discuss & seek authorization to purchase Hybrid Meeting Equipment

Earl reported until we were able to have the internet service enhanced, we had many issues with trying to hold hybrid Zoom/in person meetings. The internet has now been improved and is more than adequate to conduct hybrid meetings.

We've had several recommendations for systems that can be used. Earl asked the other community associations if they would share in the cost of an Owl camera and microphone system for hybrid meetings. The owl is a 360-degree camera and audio unit that sits on a tripod. The camera has voice recognition and focuses on the person speaking. It is noise cancelling as well for improved audio and recording. The cost is about \$1000 for the Owl system. It is also recommended that we purchase a laptop and a tripod. Total cost is estimated to be no more than \$2,000.00 which could be shared with other Whitehawk Community Boards.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the expenditure not to exceed \$500.00 for the Owl system, laptop and tripod.

d. Next Meeting: March 13, 2022

12. Adjournment

After review, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 03:52 p.m.

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