

Hawks Prairie Community Association
Regular Meeting of the Board of Directors
ZOOM November 30, 2022 Meeting 5:30PM

Approved
1/25/2023

HPCA Minutes for November 30, 2022

CALL TO ORDER: At 5:31 pm by President Debbie Crews

ROLL CALL AND ESTABLISHMENT OF QUORUM: Board members present: Debbie Crews, Steve Lake, Rhonda Ewing, Tim Delehanty, Cheri Wilkins, Bruce Koty and Steve Deshaies. Also present: Heather Thomas, Vantage Community Association. Guests in attendance: Kathy Rayle, Gary Lang, Tanya Morgan, Sarah Magee, Courtney Thomas, Carolyn Smith.

APPROVAL OF BOARD MEETING MINUTES:

Rhonda Ewing made a motion to approve October 2022 meeting minutes, seconded by Bruce Koty and passed by unanimous approval.

APPROVAL OF UNANIMOUS CONSENT EMAIL

- Discussion about 5% CPI and 3% early pay credit versus decrease to 4% CPI no early pay credit, unless we pre-paid prior to service.
- A motion to ratify email approval for the Brightview Landscape contract for 2023 with 5% CPI and 3% early pay credit by Cheri Wilkins, seconded by Bruce Koty and passed by unanimous approval.
- A motion to ratify email approval for repairing a main line break on Traditions for \$805.03 was made by Tim Delehanty, seconded by Bruce Koty, approved by unanimous approval.

•COMMITTEE AND BOARD REPORTS:

- A motion to approve the October 2022 Budget and Finance report as presented was made by – Tim Delehanty, seconded by Bruce Koty passed by unanimous approval.
- **Design Review Committee:** Bruce Koty:–No Report Attached: We need more members. All PIRS are completed.

Landscape Maintenance Committee Mike Gillespie: No report attached. Cheri discussed upcoming pruning in January and possible Juniper and Smoke bush-tree removal.

Parks and Trails Committee: No Report: Painting party is going to happen in spring of 2023. Gravel was deposited on the trail to the beach. New bark was installed in all three parks.

Discussion regarding the vandalism that has been happening, It was discussed to lock the bathroom for the winter from January to March 31st, 2023. The cleaning contract will be suspended for those months. Heather will contact the contractor.

Motion was made by Cheri Wilkins to lock the bathrooms in January to March 31st 2023, because of vandalism, seconded by Tm Delehanty, passed by unanimous approval.

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OLD BUSINESS

Fences:

Columbia: We have a contractor in place to start the fence in January or February weather dependent.

Electronic Voting Update: No update

Nisqually Land Trust; no update

Rules Update:

Publishing and Distribution. Still need the cover letter for the rules.

Basketball Court Expansion Project- Update: Fences are in and the netting and guidelines are up for the dividing net. We are waiting for fabricated cage that the net will fit into when not in use. The project should be completed by mid December. They will be painting the lines in the spring and will also be doing touch up on the pickleball court.

When the contractor dug the holes they hit the irrigation line where the netting was installed. Brightview stated that it was a dead line.

Basketball Court/Landscape improvement and benches: Benches have not been paid for yet but Tim will work with Heather to get the benches paid for and installed.

Lower Trail: Crushed stone was installed on the trail, 2/3 of the trail was covered.

NEW BUSINESS:

Motion to Accept resignations of two members of the Budget & Finance Committee that have already resigned Chris Gerard and Mike Nelson, was made by Bruce Koty, seconded by Tim Delehanty, passed by unanimous approval.

Motion was made by Bruce Koty to accept resignations of Kathy Rayle & Kali Morse effective Dec. 31, 2022, seconded by Steve Deschais, passed by unanimous approval.

Motion to revoke Budget & Finance Committee Charter effective Dec. 31, 2022 was made by Bruce Koty, seconded by Cheri Wilkins, passed by unanimous approval.

Motion to approve revised and reformatted Committee Charters for Landscape, Parks & trails and DRC committees, along with the committee reorganization and responsibilities

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document was made by Cheri Wilkins, Seconded By Stephen Deshaise, unanimous approval.

MANAGERS REPORT – Heather Thomas, Vantage

PIR log:

CSAR Report

•GOOD OF THE ORDER:

Question: Can we have a QR code for electronic voting. Something to research next year.

Question: About ticket for repair. The program will be changing and looking for a better system. In addition, Heather will be full time with us.

Question: Traffic Quieting. Not an HPCA issue. The neighbors that are involved are the only ones that would be involved. HOA is not responsible for the city streets.

Election Process: Tallying ballots as they come in and sorting. There were only 14 votes from Edgewater so far.

EXECUTIVE SESSION:

A motion to convene to Executive session at 7:07 p.m. was made by Bruce Koty, seconded by Rhonda Ewing, passed by unanimous approval.

Motions resulting from executive session:

A motion was made to reconvene to open board meeting by Bruce Koty at 7:35 p.m., Cheri Wilkins, passed by unanimous approval.

2022.01 and 2022.03 Motion was made by Bruce Koty to send to foreclosure, seconded by Tim Delehanty. Passed by unanimous approval.

2022.06 Motion to deny request to waive \$50.00 fee for NSF bank by Tim Delehanty, seconded by Bruce Koty, passed by unanimous approval.

2022.07 Motion was made by Steve Lake to deny request by homeowner as they are in violation by planting on HPCA property, seconded Steve Deshaies, 6 yea, 1 nay, passed

A motion was made by Bruce Koty to adjourn meeting, seconded by Tim Delehanty, and passed by unanimous approval.

Adjourned at 7:58 p.m.

Minutes submitted by: Cheri Wilkins, Secretary

Date: 11/30/2022

Next meeting – January 25, 2023 5:30 p.m.

Hawks Prairie Community Association Board of Directors
Executive Meeting Zoom Notes 11/30/2022

Call to order at 7:08 p.m.

Roll Call: Debbie Crews, Steve Lake, Rhonda Ewing, Bruce Koty, Steve Deshaies, Tim Delehanty and Cheri Wilkins

2022.01 Sent to attorney

2022.03. Demand and Lien filed and sent to owner – expires 11/16/22 sent to attorney. Called attorney and disputing everything. Attorney recommends foreclosure

2022.04 Sent to attorney; attorney requested additional documents

2022.05 Sent to attorney, attorney requested additional documents

2022.06 requesting to waive \$50.00 fee for NSF bank

2022.07 home owner in violation by planting on HPCA property.

Working on getting contract together for Heather to work for us full time.

Motion to reconvene to open board meeting was made by Bruce Koty, seconded by Cheri Wilkins, passed unanimous approval

Adjourned at 7:35 p.m. to open meeting