

Hawks Prairie Community Association  
Regular Meeting of the Board of Directors  
ZOOM May 25, 2022 Meeting 5:30PM

Approved  
6/22/2022

**HPCA Minutes for May 25, 2022**

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

**ROLL CALL AND ESTABLISHMENT OF QUORUM:** Board members present were, Debbie Crews, Steve Lake, Rhonda Ewing, Cheri Wilkins, Bruce Koty, Steve Deshaies and Tim Delehanty Also present: Heather Thomas, Vantage Community Association, and Guest Kathy Rayle from Budget and Finance Committee, Don Spencer and Matthew Carey

**APPROVAL OF BOARD MEETING MINUTES:**

- A motion to the Board to approve the April 2022, Meeting minutes was moved by Rhonda Ewing, seconded by Bruce Koty and passed by unanimous approval.

**APPROVAL OF UNANIMOUS CONSENT EMAIL**

- A motion to ratify email approval for drainage at 41<sup>st</sup> & Merriwood for \$2,410.59 plus WSST to Brightview was made by Bruce Koty and seconded by Rhonda Ewing. Passed by unanimous approval.
- Motion to ratify email approval the amendment for the joint resolution fence policy by Steve Lake, seconded by Rhonda Ewing and passed by unanimous approval.

**COMMITTEE AND BOARD REPORTS:**

- **Budget and Finance Kathy Rayle: (Attachment 2)** Financial Statement was tabled. Rhonda Ewing is working with Michael on the reports he has provided her to review.
- **NLS** has completed work on 41<sup>st</sup> and Columbia that they were required to complete the work that was not done during the contract period. NLS has been paid in full. Debbie Crews will need to talk with Michael and Heather Thomas and find out how the CD's are funded so that when we can move the funds to the CIT banking accounts. Kathy Rayle will start working on the 2023 Budget and will need any CIF charges that we may be considering and any costs that may change with Brightview.
- **Design Review Committee:** We have had 4 or 5 PIRS a week that we have approved
- **Landscape Maintenance Committee:** Joe Kasper report attached:
  - There was a water leak that was running into the lower pond. Brightview was called and they researched the issue and were able to shut the water off, Brightview will work to find out how to repair it and if the line is needed.
- **Parks and Trails Committee:** There was no meeting this month. But a lot has been completed One soccer goal was moved to Edgewater Park and they are going to paint the metal. The baseball bases are in.

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- Also need some fill dirt behind the home base. They are going to start working on the friends of the trail cleaning it and keeping the scotch broom done. Motion made by Tim Delehanty for The friends of the trails to be volunteers will be under the parks and trails committee. Seconded by Steve Lake, unanimous Approval

Debbie Crews motioned to bring large soccer nets from Glacier Park, and purchase new smaller soccer nets for Glacier Park at a cost of \$300.00, Steve Deshaies seconded and passed by unanimous approval.

Fences:

Columbia and Keystone. Southgate will come out and look at the fence on May 10<sup>th</sup>.

Split rail fence on 41<sup>st</sup> needs repair.

Fence on Cashmere and Logan needs to be repaired.

Dominion and 41<sup>st</sup> needs attention.

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•OLD BUSINESS

Mailboxes - 1 box Whitney sent deposit to vendor. Mail box ordered waiting for it to arrive and when it comes in she will schedule the install.

Trail Signage: Tim Delehanty has come up with a final comprehensive sign, Heather Thomas has sent it off to the sign company waiting for a bid for the company. Tim Delehanty will work on figuring out how to get them installed.

Electronic Voting Update: Working with a third party business called Election Buddy they had a demo to see how it works. They sent out a pricing guideline. Price starts at \$300.00 and can go as high as \$1200.00 with lots of added on support. They also provided Steve Deschais with names of other HOAs that they have worked with. Steve is working on calling some of the HOA's and also asking about how they were able to get consent. Steve has not followed up with Jubilee whether they would like to do E-voting as well but if they don't we need to get going on this for the next voting session. A lawyer that Heather has talked to stated he did not recommend Election Buddy for HOA voting. Discussion regarding consent for E-voting by each homeowner documents and verbiage.

The attorney has created a consent form for the E-voting and Debbie Crews is working on getting all the information for the new residents that are coming into the community.

Nisqually Land Trust; Eric reached out and stated that he has sent the information to the attorney, Steve and Debbie will talk to him about the gate and other issues.

Mailbox Curb Painting:: City to tape off the areas to paint and Heather will get a handyman to do the job when we get the paint, 5 gallon buckets \$105.00.



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**Electronic Card Key System Update** – Tim Delehanty : Pioneer fire should be getting the quote for the key update. We should get a cost for the key for the beach to give to Nisqually land Trust. – The cost of the system would be \$5189, there would be a monthly fee for a hot spot, plus cost of plastic, and inputting the data. We need to continue to look at this and work on other projects first

**Architectural Guidelines**

**21- Air Conditioning** -See attachment - Discussed the PIR requesting putting an A/C in their window. Bruce does not feel it is necessary to change the rules at this time. We will need to update the rules add no A/C units on the front of the home, only on the side or back of the home only.

**Reservation Violation Penalty;** There was no discussion

**Pickleball Guest Policy Violation Penalty** No Discussion

**Publishing and Distribution:** For rules that have changed we only have to send out the pages that have been changed. Heather will check to see if it is okay to include the consent letter with the Rules Changes, or we can add the consent letter with the bill.

**Mailbox curb painting-** City stated that they will not come out and mark it off so we do not have to coordinate with the City., the paint is on back order we may get it by July

**Basketball Court Expansion Project-** Tim has recieved bids for concrete for the basketball expansion. If we change the direction of the court it will add approximately \$10,000 to the bill. R & K bid was for \$44,500 includes everything except \$36,323, Fencing is Summit Fencing \$7,990.00 Resurfacing the court \$6,575. Possbily a net to be installed between the 3rd pickleball court and basketball court for protection when both activities are in play. We will have to ask the pickleball club to stay off the courts for one week. This improvement will include concrete for 5 benches.

Motion to approve installation of Basketball court expansion was made by Cheri Wilkins not to exceed \$75,000 from the CIF fund. Discussion, Steve Lake suggested moving the amount to 80,000 as there may be costs that may change and we do not know the costs of the Net. Bruce Koty seconded, Unanimous approval.

**Eagles Bluff/ woodland Cove Fence Addendum** -Complete and Posted

**Irrigation Controller Improvements** – Steve Lake was disappointed that Brightview did not have the ROI for the upgrade. If we move forward with the project it will only be for the automated controllers for the common areas. There was a concerned that the bid was only looking at Edgewater common areas not all the HPCA common areas.

New Business:

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**JCA/HPCA membership sharing-** Very positive, the process is being set up to make it easier for sharing new home owners information as they move in

**EPIC-** Steve Deschais needs to see if there is support from the Edgewater community if we do not get a good response then we will shelve it, or move forward depending on the response. Debbie will send out an e-blast when Steve gets her something to send.

**Sidewalk Metal Frame -** Heather stated that the contractor wants to meet out at Edgewater to see what he needs to do the job

**Pickleball Club:** requests to have classes for kids in July and a camp in August. We will advertise in the newsletter and on the Website

**MANAGERS REPORT -** Heather Thomas, Vantage

PIR log

CSAR Report

•**GOOD OF THE ORDER:**

•**EXECUTIVE SESSION:**

Bruce Koty made a Motion to convene to Executive meeting was made by Seconded by Cheri Wilkins at 9:09 p.m., passed by unanimous approval

"Case # 2022.05 Motion to not charge the extra amount. We will waive that charge." . Tim Delehanty seconded unanimous approval

Bruce motioned to Adjourn, Tim Delehanty Seconded, passed by unanimous approval.

Adjourned at 9:39p.m.

Minutes submitted by:  
Cheri Wilkins, Secretary

Date:  
5/25/2022