

# **Redhawk Homeowners' Association**

## **January 16, 2024 Board Meeting Minutes**

President Geoff Swan called meeting to order 7:02PM

**Board members present:** President Geoff Swan, Treasurer Tom Moore, Secretary Carri Paterson and Member-at Large John Villasenor. (Vice-president Sage Moon not present, was called out of town last minute). No ACC members present.

**November 21, 2023 Transition Board Meeting minutes:** Approved by all Board members and sent out to all Redhawk residents 12/21/2023.

### **Entrance sign monuments –**

Northwest Sign & Design's stonemason revisited our stonework and found additional stone facing had broken off. They feel they cannot guarantee their work unless all stone facing is removed and replaced, and they won't do the work unless they can guarantee it. Need to decide if we can afford complete replacement. Geoff discussed with them 2 options:

- 1) Refund the 50% Redhawk already paid and not repair the monuments
- 2) Provide an estimate to remove the existing surface stone and install new surface stone on all the monuments.

Note: Shawn Hamilton (NW Sign & Design) sent a photo Jan 5 of a possible new Eldorado stone veneer that we could use on the existing columns. The amount of time it will take to remove and reuse the old stone will not be offset by the cost of new stone. The plus side is Redhawk will have a fresh new look for our entire sign monuments. Pricing expected soon for Board to go over. Other possible options not yet discussed with Northwest Sign & Design:

- 3) Hire a handyman service to repair the existing surface stonework, and have Northwest Sign & Design only fabricate and paint new monument caps.
- 4) Demolish the existing monuments and replace them with some kind of new entrance sign monuments – made from CMUs with new stone or brick facing, or molded high density foam. Our planned new entrance signs and their mounting system would have to be integrated with the new flanking monuments.

### **New contract for landscape maintenance services –**

- 1) RFP for Landscape Maintenance Services for the Redhawk Community sent out to The Yard Butlers, Candy's Landscaping & Par Four on January 8. All have indicated they are interested in a walk-through and bidding on our Common Space landscape maintenance needs. Copy of RFP sent out to all Board members.
- 2) Par Four most likely will not be considered due to disappointment of past services. Yard Butlers should have bid in later this week (already maintaining Ravenswood). Candy's estimator out of town until early February (need to decide if we hold making decisions for Candy's bid).
- 3) New service to begin by mid-February 2024.

### **Playground improvements –**

- 1) Per agreement at the October 19, 2023 Redhawk Annual Meeting, we will proceed with adding 20 CY of bark chips this spring.
- 2) Need to decide about replacing the basketball backboard and hoop possibly moving it to the east end as long as it would not interfere with the concrete storage tank below.
- 3) Again discussed the idea of pickleball court as several residents and kids would like to see a pickleball court. The big concern seems to be noise to neighbors, so if considered, need to ask homeowners near the playground for input. How could that be mitigated? Are some paddles (e.g. plastic) inherently quieter than wood?

### **Redhawk Rules & Regulations revisions –**

Need to assemble a sub-committee to address and update current outdated Rules & Regulations. John Villasenor will serve as chair.

### **Treasurer News –**

- 1) Account balances are healthy and no changes to the budget from prior year. Need to decide if moving HOA account from Bank of America to BECU would make sense. Our present BofA branch will be closing. Tom moving the HOA account to the BECU would give us significantly more interest income. Tom will pursue.
- 2) 65 lots of 112 not yet paid HOA dues (67 paid, 12 paid early in December, 38 paid by Zelle with 18 lots providing updated owner information for HOA contact).
- 3) Board agreed a lien should be filed against the owner of Lot #18 for continued non-payment of 2021, 2022, 2023 dues plus 12% interest/year as stipulated in the CC&Rs and Bylaws, plus any legal fees incurred for the lien process (legal fees will cost the HOA \$295/hour and up). Discussed contacting the mortgage company to alert them of the conditions of the house/property and its potential impact on the mortgage value. Talked about how to serve the lien once it has been filed.

### **Waste Management cans not stored properly and warnings issued –**

On 1/14/24 8 Redhawk homeowners were given First Warning Notices by the Board for non-compliance with Redhawk Rules & Regulations. Notices were delayed 2 days due to the extremely cold temperatures since many homeowners (or tenants) had not yet stored their WM cans. 7 of the homeowners had improperly stored WM trash/green waste/blue recycling cans. 1 of also had yard equipment stored outside the fence visible from the street, and a separate homeowner also had refuse and containers stored on the front porch. The last homeowner had 8-9 bags of compost stored next to his garage, visible from the street. Per our revised Redhawk R&Rs Non-Compliance Process, all have 1 week to correct the identified problems. If not resolved satisfactorily, a 2<sup>nd</sup> Warning Notice will be issued to homeowner(s). A fine of \$25/week will be levied by the Board if the identified concerns still are not corrected. Lot 27 requested to meet with Geoff to discuss options.

### **Streamlining Waste Services and Resident Benefit –**

Idea submitted by John Villasenor to explore inclusion of garbage, green waste, and recycling services within the HOA dues. Potential benefits as follows:

- Negotiating bulk rates for all residents potentially could achieve significant cost savings compared to individual payments. Savings would be a tangible benefit for existing homeowners and a competitive perk for new arrivals.
- Eliminating individual bills and streamlining service under one HOA umbrella would simplify waste management for everyone. Note: Billing would become an HOA responsibility, so who would take this on?
- Redhawk potentially could leverage bulk rates to negotiate for more frequent recycling pickups, further enhancing our community's commitment to sustainability.

John gathering more information. This process will need to be discussed further.

### **Tree Issues –**

- 1) Lots #104 and #105 each have a dead Flowering dogwood tree due to negligent care (watering) by homeowners/tenants. The \$450 replacement cost will be billed to the homeowners.
- 2) Several other Flowering dogwood trees need to be replaced in Redhawk, 3 of which were hit by unknown vehicles. Trees will be replaced this spring.

Board Meeting ended 7:55PM.

**Next Meeting – April 2024, exact date TBD.**