

**HAWK'S NEST TOWN HOMES OWNERS ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
FRIDAY, MAY 14, 2021 – 2:00 P.M.
VIA ZOOM**

Chet called the meeting to order at 2:09 p.m.

Those present:

Max and Cheryl Lenker, Unit 1
Shane Wharton, Unit 2
Carl and Barb Zander, Unit 3
Chet Boyce, Toad Property Management

Chet said notice of the meeting had been mailed April 23, 2021 and confirmed the meeting had a quorum with three of the four units represented. Shane made a motion to approve the August 11, 2020 meeting minutes. Carl seconded the motion and it was unanimously approved.

Chet explained roof repairs over Unit 1 had been completed and there had been no roof leaks reported during the winter. Stucco repairs and sealcoating of the driveway had been completed.

It had been agreed to keep dues at the current level and have a special assessment if necessary. Carl made a motion to ratify the 2021/2022 Budget as presented. Shane seconded the motion and it was unanimously approved.

After a short discussion Shane made a motion for the following appointments, Carl seconded the motion and it was unanimously approved:

President	Cheryl Lenker
Vice President	Kelly Wilhelm
Secretary	Shane Wharton
Treasurer	Carl Zander

Chet said he had inspected the stucco cracking and spoken to a home inspector and caulking and paint prior to the start of winter would be sufficient. Matching the stucco was difficult and more attempts would be made during the summer. Due to the location of the stucco repairs it might be necessary to paint the entire area and for the current repairs that would not be a problem as the areas were reasonably small.

Chet said Timberline Mechanical had been contacted regarding the changes to the two outside faucets. Plumbers in the valley were very busy at the present time and no date for that work had been given.

Chet agreed to research 9 volt lithium batteries for the very high smoke detector in each unit. If the lithium batteries were available Toad would replace the very high battery in all units and schedule replacement of the batteries every 5 or 8 years depending on the guaranteed life of the battery.

Carl said he would be testing three different colors of cedar stain on the new railings of Units 2 and 3 and once the correct match was found it would be decided if it would be an owner project or Toad asked to perform the work.

Carl said the concrete project and garage door staining would be discussed in the future.

Carl said Toad would spread Gunny Gold on the gardens and start up the irrigation system. Volunteer owners would maintain the gardens and contact Toad for assistance as necessary.

Carl made a motion to adjourn the meeting at 2:36 pm. Shane seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management