

**HAWK'S NEST TOWN HOMES OWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, JULY 8, 2020 – 1:00 PM
VIA ZOOM**

Those present:

Max & Cheryl Lenker, Unit 1
Shane Wharton, Unit 2
Carl Zander, Unit 3
Kelly Wilhem, Unit 4
Rob Harper, Toad Property Management

Rob called the meeting to order at 1:04 pm and confirmed the meeting had a quorum.

Prior to the meeting Rob distributed a 2020 financial report versus budget together with a draft 2021 Budget which proposed a dues increase of \$60 per month, per unit. Rob explained SealCo had repaired the pan on the driveway in the Fall but had not been able to sealcoat the driveway. Rob agreed to hire SealCo to sealcoat the driveway as soon as possible. Rob said he was waiting for the insurance company to confirm the renewal rate but expected the rate to be approximately \$1,000 less than shown in the draft Budget.

Max said he had once again had a Spring roof leak at Unit 1 due to ice building up on the roof. Rob explained Pete of Blue Dog would inspect the roof and remove the cedar shake shingles in the problem area and add ice and water shield before replacing the shingles. It was agreed the work needed to be performed before winter and Rob agreed to obtain an estimate for the work. Rob agreed to also obtain estimates for planning purposes to replace the entire roof with shingles and a second estimate with metal.

Rob agreed to move \$10,000 from the Operating Account to the Reserve Account.

After discussion it was agreed to leave dues at the current level and make some adjustments to the line items. Shane made a motion to adopt the Budget with the adjustments. Cheryl seconded the motion and it was unanimously approved.

The meeting adjourned at 1:34 pm.

Prepared by Rob Harper,
Toad Property Management