

**HAWK'S NEST TOWN HOMES OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS TO DISCUSS ROOF REPLACEMENT
FRIDAY, JULY 21, 2023 – 9:00 AM
VIA ZOOM**

Those present:

Max Lenker, Unit 1
Carl & Barbara Zander, Unit 3
Kelly Wilhelm, Unit 4
Kat Loughan, Toad Property Management

Kat called the meeting to order at 9:01 a.m. and confirmed there was a quorum.

Kat explained the purpose of the meeting was to vote on a special assessment for the roof replacement.

Carl made a motion to approve a \$ _____ special assessment for the roof replacement. Kelly seconded the motion and it was unanimously approved. Kat said Shane had voted in favor of the project via email.

Max expressed concern about the contract from _____ which was dated July 12. The contract gave the contractor the option to increase the price of the materials. With a three week delay in receiving the materials Max was concerned the price might change. After discussion it was agreed the date of July 12th on the contract would be changed to July 21st and the paragraph concerning a potential increase in material cost would be crossed out. Max agreed to update Nick Sledge on that contract change.

The special assessments needed to be paid by Wednesday, July 26, 2023.

At 9:10 a.m. the meeting adjourned.

Prepared by Rob Harper,
Toad Property Management