

**HAWK'S NEST TOWN HOMES OWNERS ASSOCIATION  
ANNUAL MEETING OF THE HOMEOWNERS  
WEDNESDAY, MAY 25, 2022 – 3:00 P.M.  
VIA ZOOM**

Chet called the meeting to order at 3:05 p.m.

Those present:

Carl and Barb Zander, Unit 3  
Kelly Wilhelm, Unit 4  
Chet Boyce, Toad Property Management

Proxy to Carl Zander:

Shane Wharton, Unit 2

Chet said notice of the meeting had been mailed April 18, 2022 and confirmed that a quorum was present.

Carl made a motion to approve the minutes from the May 14, 2021 and April 5, 2022 meetings. Kelly seconded the motion, and it was unanimously approved.

Chet said that financial reporting was provided to the Board quarterly.

Carl made a motion that the Board President, or the full Board if the President could not be contacted, should be notified if any funds were transferred from the Reserve to the Operating account.

Carl noted that the 2022-2023 Budget would raise the dues from \$700 to \$850 per month, to accommodate rising costs in the Valley and to facilitate inclusion of a line item for Reserve Fund contributions.

Carl said that there was an agreement within the Association to pay for snow removal costs in excess of the budgeted amount with a Special Assessment. This year, Toad had moved funds from Reserve to Operating to pay for snow removal, and the Board had agreed upon a Special Assessment to replenish those funds and further rebuild the Reserve Fund. Chet said that the Assessment would be \$2600 per unit, with \$600 compensating for snow removal and \$2000 going to build the Reserve Fund.

Carl made a motion to approve the 2022-2023 Budget and the Special Assessment as presented. Kelly seconded the motion, and it was unanimously approved.

Carl made a motion to nominate the following slate of officers to the Board:

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

Kelly seconded the motion, and it was unanimously approved.

Chet explained that local plumbers were fully booked for many weeks, and it would be several months' wait at least before the outdoor spigot issue could be addressed. Chet said that there was an option to call in a plumber based in Montrose, but the plumber would charge a premium for travel. Carl said that a local plumber would have better contacts with the town, which would be advantageous for the installation of a meter, and it was agreed to wait for local availability.

Carl said that the Board had discussed additional maintenance projects at their last meeting, including stucco repair on the East side balconies and a leak over Unit 1's east balcony. The Board had budgeted for the potential need to work on Unit 1's deck.

Carl encouraged owners to inspect their individual hot water tanks for rust, as they might be approaching the time for replacement. Replacing the tanks would be an owner expense, which Carl estimated could cost as much as \$3000. It was suggested that replacing all of the tanks at one time could result in a savings for owners.

There was some discussion of adding a hot tub to Hawk's Nest. No Board members expressed strong interest in the idea.

It was agreed to hold the next Annual Meeting at 3:00 p.m. on May 24, 2023.

Kelly made a motion to adjourn the meeting at 3:40 p.m. Carl seconded the motion, and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management