

Hawkes Bluff Homeowner's Association  
Quarterly Meeting at Ivanhoe Community Center

**Date:** January 27, 2026

**Directors Present:** Mo Christie, Angel de la Rosa, Kelle Green, JP Goshgarian, Odalys Rodman, Jim Gibbons, and Richard Bouabdallah

Meeting was called to order at 7:31

JP's first year as president open remarks. Website is new for everyone to see  
Begin Discussion of budget

Kurt Warnkle and USI insurance broker came by meeting to discuss the prices for the new insurance for the board and surrounding property. Coverage could include wind costs and the difference in price. Depending on what quote is given and what the board chooses will dictate the price the insurance would cost for the budget. By going with USI insurance HOA could save money with better coverage.

Resident proposed question as to why the insurance went from 15K to 24K. Ody answered that during the year 2024 the officer's insurance was accidentally dropped and needed to be re added to our policy thus raising the cost from last year.

Insurance adjusters will give quotes to include the wind on the cost of replacing the fences along the 75 freeway that includes 42 homes.

Another resident brought up changing the covenant about paying for the fences. Answered that we still need 2/3 of votes needed to pass.

Motion to approve January 7<sup>th</sup> 2026 Minutes- Approved

Motion to approve December 15<sup>th</sup> 2025 Minutes- Approved

Treasurer Report

Spreadsheet of budget was handed out to all residents present.

Resident asked why there was such a significant increase for 2025. Answer was due to fences.

Attorney fees have raised due to not all residents paying their dues so legal action needs to be taken.

Christmas lights fee will go up.

Police Detail to increase, police will patrol neighborhood two times a week at various times, to help control speeding and to have more of a police presence in neighborhood.

Resident asked about more speed bumps, answer the speed bumps in neighborhood are at capacity due to the fire truck and rescue having a delayed response time.

Resident asked why surrounding neighborhoods have lower HOA fees, answered with that we have no idea what other surrounding neighborhoods charge and we don't know their budgets.

Resident asked why Lawn Maintenance is 52k, Angel discussed in length what all the lawn maintenance company does and how well they do it.

Budget will include 15k for capital improvements.

Repairs last year went mainly to new lighting.

Motion to approve Budget with insurance- Approved.

Christmas lights discussion how previous vendor delayed on installation could have been waiting on tree cutting. Explained to residents the length that the board went through to reach vendor, the constant emails with no response. The lights were finally installed 3 weeks later. We negotiated to reduce the cost by \$4000.00.

## **NEW BUSINESS**

Mo to send out invoice blast about paying HOA dues-60 homes a second letter to ask about email only option.

DocuSign may be used for the covenant change

Covenant Enforcement needs to go to lawyers and fees go over

OPEN FORUM

Resident asked about vehicles covering the sidewalk on Hawkes Bluff, directed they need to call code enforcement the board can't do anything about that

Random blackouts were discussed

Traffic engineering will be re-doing the signs

JP closing remarks.

8:42 meeting adjourned