

Point Richmond Ridge HOA Annual Meeting

November 8th, 2014 10:00 a.m.

The annual meeting was held at the Harbor History Museum in Gig Harbor.

Roll Call/Proof of Meeting: The meeting was called to order by Karen Anderson and Liz Frisino announced that notification of the annual meeting was mailed to all members. 17 owners were present plus 9 proxies.(19 are required for a quorum). There were sufficient members and proxies for a quorum.

It was agreed to dispense with the reading of last year's meeting minutes and therefore the minutes of last year's meeting were not read

Art Sack will look into legal changes that were done when he was President and report back to the board.

President's Report, Karen Anderson:

The By-laws were revised to address the maintenance of the gravel front walkways and prohibit the parking of cars on lawns on the streets (for extended periods).

Our attorney has indicated that the M&PC's cannot be amended without approval of all the Owners. Art Sack objected to this and he will check into what was done previously.

Treasurer's Report, Bob Malady:

80 Owners paid the January fees, 81 Owners paid the July fees and 1 fee was paid for January 2015. \$250 was collected in late fees. We have \$1,304 in the checking account and \$42,848 in savings. \$13,000 was transferred from the Reserve Fund for street repairs.

All of our current bills are paid; however, there will be additional charges this year.

\$2,666 was spent on D&O liability insurance.

\$1,894 was spent on new bark for Tract B, the playground.

\$122 purchased a bench for Tract D.

Street repairs cost \$12,603.

Property taxes cost \$573.

\$1,219 was charged to the Non-allocated Events Reserve Fund for Green Belt tree inspection and removal.

Liens were filed against two development properties for non-payment of dues and late fees.

Two homes are to be sold at auction on 12/26/14 and 1/2/15.

The 2015 budget was presented and approved.

ACC Report, Colleen Hux:

Street repairs were completed in early March. 4 bids were received and the board decided to go with Asphalt Patch and they did a great job on the roads. 24 'Friendly Violation' letters were sent out and most everyone was very compliant to improvements that needed to be made.

The neighborhood does look significantly improved. 3 requests for fence approvals were

submitted, as well as 2 variance requests. Playground equipment was recently inspected and deemed safe and acceptable. Colleen is waiting on the official letter of inspection and she will follow up on that, she has contacted the representative twice.

The Garden Club is open to all PRR residents, whether they are homeowners or renters. They meet usually on the 4th Thursday of each month at 10 a.m. for the months of February through October. Meetings consist of coffee, a presentation on gardening or a field trip. There will be no meeting in January 2015.

Election of Officers:

Bob Malady and Liz Frisino will stay on the board as their term has not expired yet. Jim Garrigan, Andrew Montgomery and Dennis Percy were all nominated and elected to the board.

Old Business:

All PRR HOA minutes from meetings will now be posted to the association's website. We thank A.J. Montgomery for being willing to do this for us. It allows all homeowners and renters to easily access this information.

It is suggested that the new President make a note about dogs in the next newsletter – specifically a reminder that dogs should not be allowed to 'roam free' in the neighborhood and that significant dog waste is being found consistently in neighbors' lawns.

New Business:

In order to create a friendlier neighborhood, Colleen Hux suggested that the HOA enlist a 'Neighborhood Welcoming Committee'. This would include representatives from the neighborhood agreeing to represent their specified area and when a new resident moves in, they will be welcomed with a personal greeting and given a booklet of information about the neighborhood, activities, and important information. The motion was passed and many attendees at the meeting were willing and excited about welcoming new neighbors.

Colleen will contact Thornhill regarding a side tract in the neighborhood that they have not been mowing, but should be.

Art Sack makes a suggestion to give the incoming board the task of figuring out how to enforce the fact that lawns are supposed to be watered and maintained throughout the dry summer months. Dead lawns are unsightly and often times do not recover from lack of watering.

The new board will also revisit the concept of communicating electronically instead of sending out newsletters in the mail.

A concern is voiced that rental properties are continuing to increase in number in the neighborhood and how that will adversely affect our home values.

The next board meeting is scheduled for Nov. 14th at Bob Malady's home. New and old board members should attend.

Meeting is adjourned.

Respectfully submitted,

Sara Kellerman

Secretary