

# Point Richmond Ridge Homeowners' Association

## Board of Directors Meeting No. 101

March 30, 2015

### Meeting Minutes

#### Board Members:

Jim Garrigan	President	612 963 8011	<a href="mailto:jjgarrigan@gmail.com">jjgarrigan@gmail.com</a>
Dennis Percy	Vice President	253 514-8732	<a href="mailto:lnoderails@earthlink.net">lnoderails@earthlink.net</a>
Elizabeth Frisino	Secretary	253 509 0671	<a href="mailto:liz_fris@hotmail.com">liz_fris@hotmail.com</a>
Bob Malady	Treasurer	253.851.5341	<a href="mailto:REM1PRR@aol.com">REM1PRR@aol.com</a>
AJ Montgomery	ACC Liaison	253 973-9101	<a href="mailto:email@ajmontgomery.com">email@ajmontgomery.com</a>

The meeting was called to order at 7:08 PM. All board members were present.

#### Meeting Minutes

Minutes of the November 24, 2014 meeting were approved

#### Old Business

Much of the meeting was devoted to an update and decision on the part of the board as to what path we should follow in respect moneys owed to the association due to non-payment of dues and resulting fines in respect to Bales lot 76, \$7,986.54 Scott Lot 59, \$5,635.49 and Wilner lot 73, \$3496.24

1) Bale Lot 76. House has been foreclosed and FNMA (Fannie Mae) is now listed as the owner. Location of Mr. Bales is unknown. Business he had owned is closed down, Mike John, our attorney advised that unless we can find him and he has income or assets we should forget about spending any additional money or time on this.

It was agreed that based on recommendation of our attorney we should stop all activity to recover the money owed. If and when the situation should change we can revisit it. Liz Frisino motioned that the amount of money carried as a receivable be taken off the books. Bob Malady seconded it. The motion was unanimously passed.

2) Scott—The Scotts house was foreclosed on and they no longer own the property and have moved out. The Kent Scott family recognizes they owe over \$5,635.49 and have been accommodating in trying to figure out a way through their arrearage. The Scott family had proposed to pay the PRR \$50.00 per month which would drag the full recovery out to 9.4 years which is not acceptable. It was agreed by the BOD that the total repayment plan should not exceed 2 years or 24 months. Based on advice of our attorney we are going to propose to the Scott family an agreement called Concession of Judgement that would state that no action would be taken if they agree to pay the amount owed in 2 years or less.

Given that the family no longer owns the house and full recovery is doubtful, Bob Malady proposed that the \$5635.49 owed be taken off the books like in the case of Scott and a separate ledger be set up to record any payments received going forward.

3) Wilner, — The home of the Wilner's is still owned by the Johnathan and Erin Wilner. Their parents Dan and Sue Wilner live in the house. We discussed the amount owed and agreed that a more aggressive 12 month repayment plan should be presented to them by our attorney under the Concession of Judgement legal terminology that will be presented to the Scott's.

### **Treasurer Report.**

Bob Malady presented the treasurer report. The Spreadsheet showing year to date versus 2015 budget will be posted to our web site with the minutes. Bob stated that 2015 PRR association property taxes for

common areas went down \$152.42 to \$420.08. He said that we need to get an IRS Taxpayer's Identification Number in order to get money from Fannie Mae (Lot 76). Mike Johns our lawyer is to be looking into getting the TIN.

The report was accepted as presented.

### **New Business**

Jim Garrigan said that he was approached by a homeowner with a request that we try to enter into a hand shake agreement to not plant view blocking trees with the Admiralty Ridge HOA. Admiralty Ridge borders the eastern side of PRR. It was discussed and agreed that such an action is not warranted.

AJ proposed that we put blog or information on our website in addition to the newsletter and minutes that tell the community what the Board is doing on a timely basis, i.e., the recovery of past due accounts. It was discussed and agreed that it would be something we should to keep the homeowners better informed.

AJ also mentioned that perhaps we should put have an information board on our website to address issues like moss and responsibility of homeowners to maintain their properties in accordance with our M&PC covenants. It was discussed but no decision was made.

At the end of CY 2015, the current terms for Treasurer and Secretary will be ending and both positions need to be filled. It was suggested that perhaps we should look into outsourcing the bookkeeping function of the treasurer which is very time consuming. It was agreed that we will look into this prior to our annual meeting. Liz Frisino will provide a list of local firms that specialize in bookkeeping.

### **Next Meetings**

- June 8, 2015, at Liz's

- September 14, 2015, at Dennis'
- November 7, 2015, Annual Meeting, location TBD
- November 9, 2015, at Bob's, organizational meeting

It was moved by Jim seconded by Dennis to adjourn the meeting at 8:15 PM. Motion approved.

Respectfully submitted by Elizabeth Frisino, Secretary