

HOA Board Meeting Thursday, September 04, 2014

In attendance was Karen Anderson, Bob Malady, Colleen Hux and Sara Kellerman.

Bob will e-mail the address of the title company to Karen and Karen will send the most current MP&C's and bylaws to the title company so the incoming homeowners have the information. Sara will make a scanned copy of the current MP&C's and e-mail them to the board so that they are available electronically.

June's minutes are approved.

Lot 14, 16, 34, 40, 59, and 76 have not paid their home-owners dues.

Lot 68 was a short sale. The bank refused to pay the \$10 late fee.

Lot 59 is going into bankruptcy.

Lot 73 is a chronic non-payer. Once they received the lien notice, they did pay their July fees.

Lot 76 is going into bankruptcy.

Noted expenses of late:

\$12,550 spent for street patching

\$163.48 for lien processing.

\$1052.03 bark spreading/labor. It was agreed that Alberto and his crew did an outstanding job and in a timely manner.

Treasurer's Report approved.

ACC Report

New park bench was installed.

Playground equipment needs to be inspected – some neighbors have a concern about it, and that it needs to be done. ACC will contact Hal and find out the point of contact/previous inspector and the amount it will cost to have the inspection performed.

Colleen has suggested a 'Welcoming Committee', (the neighborhood be split into 4 parts, one 'welcome representative' from each part) and proposes that the idea

be suggested at the annual meeting in November. Colleen created a pamphlet, and suggests pairing this with neighborhood phone numbers, etc. This would help in spreading 'goodwill' in the community, something that many of us think is necessary and needed here.

Tract D has lots of weeds and neighbors are complaining that they are spreading onto their properties. Colleen will make sure that Thornhill is mowing the area more than once a month to keep the growth down and keep the weeds from spreading.

2 liens were filed and recorded.

Lot #38 was discussed. Sept. 15th is the new proposed deadline for them to finish their front lawn. Many neighbors are complaining. A letter will be sent tomorrow, letting them know they have until Sept. 15th, and if after that time the lawn is not finished, they will receive a fine.

Bylaw 7.10.5 is amended to say the following, changes/additions are underlined:

The ACC establishes that all grass must be mowed, trimmed, weeded and watered. These tasks must be done on a reasonably regular schedule to make the areas blend with those of other homes in the neighborhood. In case of drought restriction, exceptions will be made. Landscapes other than grass areas, such as flower beds, shrubbery/tree areas and 'natural' foliage areas, including all graveled paths, walks, parking, and front borders, shall be also maintained such that weeds are minimally, or not, visible to those on adjacent properties.

Bylaw 7.10.7 was added to reflect the following, changes/additions are underlined:

In accordance with Point Richmond Ridge Maintenance and Protective Covenants (M&PC), paragraph 10 (b), owners or renters shall keep campers, motor homes, boats and boat trailers, and utility trailers stored within garages or otherwise screened from view by neighbors and users of abutting roads except those motor homes owned by visitors, which may be kept in view for no more than two days. In addition, the Architectural and Control Committee (ACC) should be notified regarding any such temporary parking/storage of said vehicles and the vehicles must not impede access of emergency vehicles, service vehicles, or normal traffic, and must not create any potential safety hazard for any vehicle traffic on any

roads. Owners or renters shall keep all vehicles parked in their garage or on a paved/graveled driveway. In no case is a resident to park a vehicle on their yard. Guests may temporarily park in the roadway for no more than two days unless the owner or guest has been granted permission by the ACC for a longer period of time.

Lot 30 has been sold.

Lot 68, the owner called from CA. He plans on fixing it up and renting it for several years, and then move into it.

\$40 charge to rent the HHM room for the annual meeting.

Karen will mail out the next newsletter by early October so that residents will have plenty of notice of the annual meeting.

Meeting is adjourned at 7:55 p.m.