

POINT RICHMOND RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 4, 2020

Minutes of the Board of Directors Meeting of the Point Richmond Ridge Homeowners Association, Gig Harbor, Washington, held via teleconference at 1:30 p.m. on the 4th day of April, 2020.

* Abbreviated meeting due to teleconference nature and current health situation, COVID-19.

I. CALL TO ORDER

- a. Board Member R. Lee called the meeting to order at 1:32 pm.

II. ROLL CALL OF OFFICERS

- a. Present: *Randall Lee, Steve Treese, Karen Streeby, ACC Liaison Jim Watterson*

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

- a. Motion by R. Lee to dispense of reading of the previous meeting minutes. Seconded by K. Streeby. Motion Carried

IV. OPEN DISCUSSION RELATIVE TO OLD BUSINESS AND IDEAS FOR NEW BUSINESS

- a. ACC Liaison – J Watterson
 - i. Pothole in front of lot 83 (Marquardt) has been brought to ACC attention
 - 1. Action Item – R. Lee. S. Treese and J. Watterson will convene to assess the pothole in question in person and discuss solutions to address the pothole.
 - ii. Entrance Beautification/Improvement
 - 1. J. Watterson spoke with Walt and Kathleen Hickey. The Hickeys have volunteered to come up with a plan for entrance improvements 1K budget.
 - a. R. Lee stated that due to cost savings and underspend in other areas, Tract D and Tract B, there might be some funds to reallocate to entrance improvement if needed.
 - iii. Lot 65 – J. Watterson removed a tree on their property that had fallen on their fence. They have asked for assistance with another tree on their property
 - 1. J. Watterson did this on his own, there was no expense to the homeowners.
 - iv. R. Lee has some issues to bring to ACC attention
 - 1. The real estate agent who had listed the Cooney property had placed a sign in tract I and tract C. R. Lee informed her that whose signs were not allowed on common property and she promptly resolved the issue.
 - 2. Lot 83

- a. Utility trailer has been parked in front of the house in the gravel. This has been brought to the attention and is in violation of the by-laws.
 - i. ACTION ITEM – A friendly violation letter will be sent. S. Treese suggests having ACC talk to the homeowners and give them flexibility and time to work things out.
 - 3. R. Lee has had people approach him with concerns about how unkempt peoples' lawns are looking. Due to the current situation with COVID-19, it was agreed that there will be some leniency with regards to lawn maintenance.
 - a. J. Watterson feels that it is still appropriate to remind people about spring cleaning, etc..
 - b. S. Treese suggests that we let that slide until we move out of quarantine.
 - c. K. Streeby asked if the ACC might ease up on restrictions on brown lawns over the summer if the situation continues.
 - i. R. Lee will address this item, cutting back on water usage, in the next community newsletter
 - v. S. Treese noted a pothole near the drain at the end of 13th
 - 1. ACTION ITEM – R. Lee, J. Watterson and S. Treese
 - vi. Glass in Tract E – Broken window, bottles, etc...
 - 1. ACTION ITEM – R. Lee will go check it out and collect the glass
- b. S. Treese
 - i. Bylaws Update Committee
 - 1. Committee Members are; J. Watterson, S. Treese, H. Herzberger, W. Hickey, D. Stegeman, AJ Montgomery, M. Janes
 - 2. Committee has been formed and they will start to go over the sections this evening.
 - 3. R. Lee states that once the Committee has accepted a draft with updates he would like it sent to the BOD for review
 - a. S. Treese targets having it ready for Board Review in September.
 - ii. Resident brought to S. Treese's attention; construction companies working on the nearby neighborhood are putting heavy trucks through our neighborhood.

1. ACTION ITEM – We need to find out the company and notify them that these are private streets and they are not to use our neighborhood as a turnaround.

c. R. Lee

- i. Our treasurers in the past have been conservative and has now allowed this past year's contribution to our reserve
 - a. We had 34K in income
 - b. We earned \$84.15 in interest
 - c. Paid \$56.50 for tax return prep
 - d. Our balance that went directly to our reserves was approx \$15,500. Our target was 15K and we exceeded that by about 500 dollars.

ii. Newsletter

1. Hard copy will be sent in the mail, as well as soft copy to publish to our web site.
2. R. Lee has asked for input in addition to the items already addressed above.
 - a. Provide input to Randall between now and EOD Monday.
3. Due to the fact that people are at home and out walking, he will put in an issue associated with speeding.
 - a. This past Thursday R. Lee was outside around 6:45 am and a greenish/gray – Dirty Green, matte, older model Ford Focus hatchback with darkened windows and manual transmission was racing through our community. J. Watterson also witnessed and heard the tires screeching. BHK474 License Plate.
 - i. We can file a complaint with the Sherrif's office – you have to do it in person.

R. Lee motions to adjourn, J. Watterson Seconds. Motion carried. Meeting adjourned at 2:46 pm.