

Point Richmond Ridge HOA
Board of Directors Meeting
January 19, 2022

Agenda

1. Call to Order, 5:07 PM, Jan 19, 2022
2. Establish Quorum
 - a. Present: *Steve Treese, Karen Streeby, Marc Janes, Tom McKee*
 - b. Absent: *Bruce Harjhausen*
 - c. Also Present: N/A
3. Approve BOD Meeting Minutes from December 2021 Meeting
 - a. Karen will review Steve's comments and re-send via email
4. Officer's Reports
 - a. President
 - i. Steve will address mailbox damage and snow removal later in meeting.
 - b. Vice President
 - ii. Will defer comments regarding snow removal until later in meeting
 - c. Secretary
 - iii. Nothing at this time
 - d. Treasurer
 - iv. Steve spoke in lieu of Bruce;
 1. \$15,320 was erroneously transferred, without our approval, from checking to reserves in December duplicating a transfer we had already made in October. This error was noted to HOACS and the transfer is supposed to be reversed.
 2. The corrected financials for December will be:
 - a. Checking Account: \$19,682
 - b. Reserves Account:
 - i. Money Market: \$9,899
 - ii. CD: \$45,746
 - iii. Total Reserves: \$55,645
 - c. Total assets are \$75,327.
 3. Prior to the corrected numbers above, the December 31, 2021, Financial Status reported to us was:
 - a. Checking Account: \$4,362
 - b. Reserves Account:

- i. Money Market: \$25,219
- ii. CD: \$45,746
- iii. Total Reserves: \$70,965

e. ACC Liaison

- 1. Did a drive-thru with Hal and Patty
 - a. Boat in driveway – lot 50
 - i. Violations have been issued and the violation will resume, as the issue has not been consistently resolved.
 - b. Basketball Hoop – 83
 - i. Violations have been issued
 - c. White picket fence in front of property – 66
 - i. Tom suggests research on utilities buffer zone
 - ii. Discussion ensued and due to the fact that the owners of the property have not responded to any inquiries or violations, it was decided that it is time to pursue fines.
 - d. ACC will get a list of outstanding violation letters from Jill

5. Old Business

- 1. Snow removal information – Marc & Tom
 - 1) Snow removal companies did not respond to our phone calls or requests for quotes.
 - i. Marc is talking to Gig Harbor Tree Company. Joe McGhee has promised a quote to Marc.
 - ii. Larger companies who are more reliable would ask us to sign a contract. Their service involves putting down pre-treatment right off the bat but it's about \$3 -4 K per year and that does not even cover plowing. They suggested a smaller company for a neighborhood like ours.
 - iii. Andrew Gordon – Trans Blue. Tom talked to them – they would put down de-icer at first ice, and come back to plow when it snows, but they prioritize their large contracts first, parking lots, etc...
 - iv. Marc suggests people with big trucks take turns driving around the neighborhood to create tracks of packed powder.
 - 2) What criteria do we want to use to plow or not to plow?
 - i. It was decided we, as a board, will be responsible for making the determination as to whether or not to plow the roads when each weather event occurs, but cannot guarantee the availability of a snow plowing service due to the constraints detailed above with the absence of a costly contract.

6. New and Deferred Business

- a. Goals and objectives for 2022
 - i. Landscaping of playground

- ii. Landscaping of helipad
 - 1. Review the contract with Thornhill (ACC and Steve will review)
 - a. Ensure that Thornhill upholds their contract
- iii. Entrance beautification
- iv. Summer picnic / BBQ
 - 1. August is a good time
- v. Make sure we maintain the storm drain culverts
- vi. Maintain the roads – Keep a long-term view to make sure we are prepared for the future when a major overlay is required.

b. Other

- i. Mailbox damage
 - 1. Someone drilled the locks on the parcel mailbox on 136th St NW
 - a. Tom ordered a new door and new keys. Once the door is in hand, we can have it fixed.
 - b. USPS has to install the door and their lock.

7. Review Action Items

a. Carryover Items

- i. Marc to get snow removal quote
 - 1) Discussed above
- i. Tom to get snow removal quote
 - 1) Discussed above
- ii. Tom and Steve to look at road issues near Tom's house
 - 1) This will be done when the weather warms up.
- iii. Karen to post draft annual meeting notes
 - 1) Done
- iv. Karen to post November meeting notes
 - 1) Done

b. New Items from this meeting

8. Adjourn

Karen made a motion to adjourn the meeting at 6:13 pm. Seconded by Marc.
Motion Carried.