

Point Richmond Ridge Homeowners' Association

Board of Directors Meeting No. 102

June 2, 2015

Meeting Minutes

Board Members:

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

The meeting was called to order at 7:10 PM. All board members with the exception of Dennis Percy were present. There was a quorum to proceed.

Meeting Minutes

Minutes of the March 30, 2015 meeting were approved

Old Business

Jim Garrigan Delivered the President's Report:

- The agreement with Kent Scott (lot 59) has been finalized. It appears that he is complying with the agreement.
- On June 1, Jim and Bob Malady met with Mike Johns, our attorney, on the \$7,986.54 (as of 3/30/2015) owed to the association by the Wilners (Lot 73). The purpose of the meeting was to discuss a rebuttal to the latest email from the Wilners challenging the amount they owed. Our attorney will prepare and send a letter to the Wilners notifying them that they have 10 days

to comply with the payment terms we sent to them, or a formal motion for a legal suit will be filed with the Pierce County Court. From this point forward all correspondence with the Wilners will be with our attorney and not the board.

The very poor conditions of the front yards in respect to rental properties Lots 66 and 68 (13716 and 13618 12th Ave) were discussed. It was agreed that the owners of both properties will be contacted to correct the situations. Liz pointed out that the lot 66 lawn is not mowed, watered and the weeds are thriving. This has been a recurring problem.

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 79 properties are current in payment of their 1st half 2015 dues. Lots 14,34, 59 and 76 are not current.

Lots 6, 50, 59, and 62 have been sold.

To date we have spent \$1325.00 in legal fees in pursuing the Wilner, Bales, and Scott cases versus a total year budget of \$500.00

The report was accepted as presented.

ACC Report

AJ reported that he has talked to several owners about joining the ACC and BOD. No response to date. The ACC need community help.

The question of trying to get rental owners to take care of their properties was discussed, along with the possibility of the legality of hiring a service to maintain the rental properties in violation of M&PC landscape requirements and billing the rental owner. No decision was made on this possible course of action.

New Business

There are several homes which have added gravel driveways next to their paved driveway or on the other side of their properties. Some of the homes are parking vehicles on the gravel driveways. Jim Garrigan asked if the parking of cars on these gravel driveways was in violation of our M&PC covenants. Bob Malady pointed out that there are no restrictions on using gravel driveways to park vehicles. It is a violation to park vehicles on the front lawn.

Lot 40 requested permission to cut down Alder trees (generally considered as junk trees) that are in the green belt and are hanging over his house. It was agreed to allow him to take the trees down that the lot 40 owner felt needed to go.

Liz brought up the question of inspecting green belt trees. It was agreed that if a homeowner felt that a tree is a problem they should contact the ACC to get arborists to look at the trees. AJ pointed out that in the past the ACC has brought in arborists to check out trees. He also said that if trees have to be trimmed to prevent limbs falling and damaging an owner's house, the association will do it.

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 agreed that we cannot wait until November or January to get a replacement for the bookkeeping/accounting function of the Treasurer.

It was agreed that, if necessary, we will hire an outside firm to do the accounting and bookkeeping and we will begin the process of looking for one now. The final selection of an outside firm should be with the participation of the entire board. Liz Frisino will provide a list of local

firms that specialize in bookkeeping. As a footnote, on June 5, Liz gave to Bob Malady a list of companies that her SCORE organization has vetted. Bob will begin the process of contacting firms to get an estimate of the costs by our next meeting in September.

The question of a dues increase to cover the cost needed was brought up. It was agreed that until we understand the costs that an outside accounting firm would be, it is too soon to talk about a dues increase; however Liz pointed out that we need to ensure that sufficient monies are collected not only to cover operating costs but also to put into or maintain our reserves to avoid special assessments for capital projects.

Next Meetings

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

It was moved by Jim, seconded by all, to adjourn the meeting at 8:03 PM. Motion approved.

Respectfully submitted by Elizabeth Frisino, Secretary