

PRR HOA BOD Meeting 5/19/18

5/23/18

Location: Gig Harbor Library Conference Room

The meeting was called to order at 10:15 by President Randall Lee

Attendees: Randall Lee – President, Bob Malady – Treasurer, Patty Lee – ACC

Liaison. (In the absence of the Secretary Bob agreed to take minutes)

Observers: Hal Herzberger – Secretary ACC, Cathrine Franklin – Home Owner (Lot #77)

The minutes of the March 27, 2018 had been previously approved by e-mail and were accepted without reading.

The agenda for this meeting was approved with the addition of Item E to New Business: Modification of By Laws – delineation of tract definition.

#### Officers Reports:

**President's Report:** One of our main goals this year was to improve community relations. Randall thinks that relations in the community have greatly improved during the first quarter plus of this year.

#### **Secretary's Report (Facebook Activity):**

Multiple posts were made on April 2 and 16 about neighbors, guests and mail /delivery/works trucks violating the 20 mph speed limit.

There was a issue of a package that was possibly stolen off a neighbor's porch. This issue was resolved on 4/4, the package was simply mishandled by the Post Office.

On 4/12, the idea of backyard chickens was brought up. It quickly became a hot topic and neighbors wanted BOD input. Misty informed the neighbors (as a neighbor, not as a BOD member) that any requests for the BOD needed to be sent through a formal request and not through Facebook. Misty also informed them that no formal request for chickens was made, therefore there was no "issue" and the Facebook post was simply a conversation between neighbors.

Randall noted that M&PC Section 10 (c) precludes owners from keeping livestock and that the Farm Bureau defines chickens as livestock. Chickens will not be allowed in our community.

#### **Treasurer's Report:**

Bob handed out an updated budget with income and expenses through 4/30/18. Our income YTD is \$16,942.84 and expenses are \$3,489.64. We have a total of \$75,626.00 in our account. Bob noted that HOACS does not show pre-payments as income in their statements.

As noted at the last meeting all of the owners have paid their January fees. \$700 have been prepaid. \$10 of late fees are still due.

The April 2018 Financial Statement from HOACS has been posted to our website.

ACC Liaison Report:

Patty handed out a summary of ACC activity.

The ACC had a "Meet and Greet" for new ACC members on 4/18/18. Attendees were Patty Lee, Pat Schreiner, Greg Allen, Hal Herzberger, Jim Watterson and Rana Labowitz. They identified issues of concern such as compliance with speed limits. The group set a common goal of clear, respectful communication.

Status of Future Maintenance Work:

**Storm Drain Pumping Estimates -**

Master Vac	\$4,,596 including tax.
Hemley's	\$6,339 including tax
SWAT	\$2,245 w/o tax

There was a discussion as to whether the bids all covered the same scope of work. Patty Lee and Hal Herzberger will go back to all bidders to make sure the same work is covered by them all.

Randall noted that we have the following catch basins/storm drains:  
We have a total of 44 catch basin and following associated structures:  
Two Type II CBs - at Tract D and the South end of 13<sup>th</sup> Ave.

Eight Type I CBs -

Three of these are buried (tank lids are covered- @ Lot #23, Lot #48 and Lot #56.

Four lids are exposed - @ Lot #28, Lot #30, Lot \$46 and Lot #59.

The eighth Type 1 is on 12<sup>th</sup> Ave Ct South of 140<sup>th</sup> St.

Bob questioned whether we needed catch basin inserts in some or all of the catch basins at a cost of \$50 -60 each. This has yet to be decided.

**Street Patching/Repair Estimates -**

AA Asphaltting	\$ 7,975 w/o tax (500 SF @ \$15.95 ea)
Asphalt Patch Systems	\$10,215 w/o tax (1,215 SF)

Bob is to call Dan Daniels of Asphalt Patch to clarify the area that they are proposing to patch. 253-535-2590. Hal will get back to Bob with their phone numbers.

Other items that have been brought to the attention of the ACC recently:

Viable communication through the PRRHOA website.

Enforcement of speed limits.

Fence requirements/enforcement

Attention to moss and mold on fences and houses

Gravel spilling onto streets

Old Business:

A. ACC Secretary – Sharepoint access. Done.

B. By-Laws Review:

1. By-Laws 7.12.2, sub-para 5.d – In process.

2. By-Laws 7.12.3 relative to By-Laws 7.2, 7.7, 7.11 as applicable to speed limits. Speeders can be fined. If we have 2 -3 complaints, we will issue warning letters. This has to be brought to the attention of the BOD.

C. Previous contracts: Bob is to make copies of the contracts used previously for open space maintenance, street patching and street re-surfacing for Randall.

D. ACC project review: Covered previously.

New Business:

A. Newsletter Issuance: It will be posted on the website. June's will be posted in July. Randall will ask A. J. to refresh the front website sheet.

B. By-Laws examination relative to fences: There was a discussion of exactly what our by-laws should state. Hal indicated that there are a number of owners that are in violation of the present By-laws. The issue was to be resolved at a later date.

C. PRR Community Website:

1. Community focus – Randall is to discuss with A. J. refreshing the website front page to up-date it. BOD members are to send suggestions to Randall.

2. Additional tabs - There was a discussion as to additional tabs that would be helpful. The BOD needs to approve asking A. J. to make changes.

3. Strategic Plan - To-date A. J. Montgomery has been extremely generous with his time and the use of his server. We need to explore alternatives should A. J. move or decide that the present situation is not sustainable.

D. By-Laws – Tract delineation specified by Tract. Randall wants to add a new by-law to specify the use of each of our common area tracts. Bob disagreed with the need to do this since we have only had problems over the years with one neighbor adjacent to Tract G. Randall will prepare a proposed by-law for BOD review and approval.

PRR Members' Forum:

Hal discussed warning signs that are presently being used by some owners and suggested that the BOD put up additional speed limit signage. There was a discussion but no resolution.

Randall made a motion to adjourn and Bob seconded. Mtg adjourned at 11:50 AM