

## Point Richmond Ridge HOA

### Agenda – September 15, 2021, BOD Meeting

1. Call to Order, 5:01 PM, Sep 15, 2021
  - a. Called to order by S. Treese
2. Establish Quorum
3. Approve BOD Meeting Minutes from August 2021 Meeting
  - a. Steve reviewed and added a few notes.
  - b. The rest of the board will review once I incorporate Steve's edits, after which the notes will be posted.
4. Officer's Reports
  - a. President
    - i. Polly has resigned as ACC. Discussion to follow during time set aside for New Business.
    - ii. Scheduling and preparing for the Annual Homeowners Meeting
      1. To keep to our required schedule, Steve has spoken with HOACS to ensure that they are prepared to send out packages by USPS on time.
  - b. Secretary
    - i. Nothing to report
  - c. Treasurer
    - i. Our CD currently has \$45,677
    - ii. Our Money Market account has \$11,346
    - iii. Our Checking Account has \$38,048
    - iv. Three checks were written last month
      1. HOACS
      2. Water
      3. Postage
    - v. Several dues paid, totaling \$3,245
    - vi. YTD Expenses stand at \$10,475
      1. We have about \$23,000 in anticipated major expenses before EOY
  - d. ACC Liaison
    - i. Polly received some quotes that she had been waiting for re: park maintenance and helipad
      1. One quote was almost 35K
      2. Juan and Manuel – Polly is getting clarification on their quotes.
    - ii. Polly checked the compliance log and we are down to a handful of people still in violation
      1. Those to receive a Second Letter; (first formal letter)
        - a. Lot 50 re: boat in driveway
        - b. Lot 53 re: tent and gazebo

- c. Lot 75 re: weeds (will receive a fine)
  - 2. For homes with questionable Deer Fencing/Garden Fencing/Front Fencing
    - a. There are 5 homes with violations on hold.
  - iii. Polly has resigned and proposed Patty Lee as her replacement. Patty accepted the appointment through the end of the year
    - 1. The BOD officially unanimously approved and Patty was appointed to the board as ACC liaison.

## 5. Old Business

### a. Reserves Summary

- i. Bruce created a spreadsheet that shows how much our reserves will be if we do not raise dues
  - 1. His spreadsheet assumes 2% YOY increase in the operating budget.
  - 2. By the year 2026, we would exhaust our reserves.
- ii. Bruce suggests a schedule where beginning in 2025 dues increase to \$700 per year. 5 years later we go up to \$900 and remain for another 7 years, at which time dues be increased to 1,100 per year
  - 1. Bruce's scenario does not cover the roads.
    - a. We need to maintain the roads because the county does not maintain them
    - b. In Bruce's scenario, we don't ever do an asphalt overlay.
      - i. Every 3 years we patch it and every 5 years we do a sealcoat.
- iii. Bruce wrote up a summary which could be sent to all homeowners.
  - 1. Steve motioned that we accept the Reserve Budget. Polly seconded.
    - a. The board unanimously approved.

### b. Road Repairs – update

- i. Scheduled for the 28<sup>th</sup> and 29<sup>th</sup> of this month.

### c. Protective Covenants Extension – update

- i. We have enough approvals + 2 extras
  - 1. Steve got it to the lawyer's office Tuesday of last week and the lawyer is on vacation but will finalize with it next week.

### d. Playground & Landscape Maintenance – update

- i. Covered above in ACC update.

### e. Friendly & Violation Letters/HOACS Interface – update

- i. Steve and Polly are continuing discussions with HOACS about their timeliness and format. Will continue evaluating whether to utilize their services for this.

### f. Annual Meeting and Mail-in Voting – timeline per Bylaws

- i. We are required to mail out a full state of candidates at least 50 days prior to our meeting

### g. Nominations for Board

- 1. We need 3 candidates, should have it by this week.
- 2. This needs to be in the mail to all homeowners by Sept. 29.

3. Nominations need to be identified in the mailing; we cannot open the floor for nominations during the meeting.
            - a. Discussion ensued about various community homeowners who may be willing to be on the BOD and who would reach out to them.
  - h. 2022 Budget
    - i. 2022 Proposed budget
      1. Most costs are carried over from the past.
        - a. We increased the legal/lien fees
        - b. Entrance Maintenance
        - c. Landscaping/Maintenance increased by \$700/month.
          - i. Thornhill had been cutting back services rather than increasing fees.
        - d. Water – \$500
        - e. Postage – increased
        - f. Contingencies – \$3,960
      2. Steve motioned to approve the 2022 budget, seconded by Karen.
        - a. The budget was unanimously approved by the BOD subject to final approval at Annual meeting (2/3 of owners must disapprove for the budget to be rejected. If rejected, the budget would revert to the same as 2021).
        - b. The approved budget for 2022 will be presented to all homeowners at the Annual Meeting.
6. New and Deferred Business
  - a. Vote on Patty Lee's appointment to Board.
    - i. Done, and discussed above
  - b. Policy for Repeat Violations of M&PCs or Bylaws – time frame
    - i. If the same violation happens within a certain time period, the penalty would pick up where it last left off.
      1. BOD discussed appropriate timelines and agreed on one month, then the violation would proceed to the next step rather than starting over.
      2. Time period will be drafted into appropriate changes to Bylaws and Policies by Steve. Presentation in October.
7. Review Action Items
  - a. Karen – post July and Aug notes
  - b. Karen – get mailing list from Jill to cross-check with our list.
    - i. Update Jill with the Prices no longer in AZ
  - c. Steve draft by-laws to give a 30-day time window for repeat violations.
  - d. Members to check with potential BOD nominee suggestions
  - e. Bruce to clean up the reserve budget and 2022 budget and get them to Steve
  - f. Once Steve gets the nominations he will put together the package to get to Jill to mail out to the residents.
8. Adjourn

a. Bruce motions, Polly seconds to adjourn, meeting adjourned at 6:38 pm.