

	Meeting Minutes www.prrhoa.org	Point Richmond Ridge Home Owners Association <i>13607 12th Ave NW</i> <i>BOX 12</i> <i>Gig Harbor, WA 98332</i>
--	---	---

Meeting Minutes of the Date: 11/4/2017

1. **Call to Order**

The meeting was called to order by Jim Garrigan

1. **Roll Call**

The following members were present:

Moran, Malady, Watterson, Becker, Bunn, Jacobs, Farmer, McKee, Gilitch, Montgomery, Stava, Janes, Garrigan, Vigneron, Lee(R), Seltzer, Thwaites, Reker, Treese, Anderson, Jaeger, Labowitz, Allen, Cizin, Thrush and Lee, Percy, Cory, Frisino, Davis, Balionis, Baldwin, Fuller, Arnott, Franklin, Redlin, Benedict and Wilson.

By proxy: Baker, Kim, Faeth, Thuli, Callan, Reed (M), Shipman, Cates, Jaff and Schreiner, Baldwin, Reed(G), Schunzel (S), Lee (Russell), Corcoran, Cote, Lopez, Solvie, Gallagher, Stegeman and Witte, Herzberger, Pullin, Felcher, Sack, Focht, Howell, Sanchez, Looney, Aldridge, McPhee, Fahmy and Marquardt.

2. **Review and approval of minutes from last meeting.**

The minutes from the previous meeting, which took place on 11/12/2016 ,
 were read aloud by John Stava

If necessary I.A.W. Robert's Rules of Order

A motion to approve was made by _____ and seconded by _____

3. Officers Reports

1) President Garrigan reported on the year in review, loss of one board member, RSG selection, Sharepoint, with Archiving, implementation of IT Committee, Road sealing, our ongoing relationship with HOACS, Renewal of Articles of Incorporation, insurance with Casualty Insurance Underwriters of Bellevue.

2) Vice President Montgomery reported that our records are electronic, not hard copy which makes them searchable, meets retention requirements and are transferrable. There are available detailed lists of BOD and ACC activities that are searchable and expandable and automatic. Our communications include a hosted e-mail, meeting minutes, a contact list, shared calendar and website. Under asset tracking we have a full inventory with calendar reminders for needed services, estimates, quotes and contracts. AJ Montgomery established and maintains the website at a total cost of \$15.00 per year.

3) Secretary Stava offered an explanation of the posting of minutes issue of last Spring, the issue of placement of budget ratification on the agenda, the BOD member dilemma and a recommendation to elect two board members to 3 year terms and one to a two year term as a solution.

4) Treasurer Janes report has 4 sections: Balance sheet, Review of expenditures, reserve fund discussion and the adopted 2018 budget.

The balance sheet through Sept 30 shows assets just over \$68,000 with an operating budget of \$39,635 with a reserve savings budget of just over \$28,000.

A review of this year's spending. After review with our attorney, we wrote off one longstanding assessment. We also received \$783 in arrearage from a former owner completing his commitment. \$12,000 was spent on safety improvements, \$6,000 to refurbish beauty bark and perform preventative maintenance to our roads. None of these expenditures affected the balance of our reserve account.

The Reserve fund study deals with the actuality that eventually our roads will require a major asphalt overlay whose cost may far exceed any savings currently in progress. Washington State law mandates a reserve study to be conducted by a certified professional. We have been out of compliance with that law for the past nine years, until now. The reserve study report is posted on our website. There will likely continue to be upward pressure on dues. Our storm drains have not been serviced in 13 years. Upon inspection, it was found that all of our drains have sediment levels exceeding the 30% threshold mandating cleaning. We are also due for a seal-coating of our roads. Contributions to reserves are not our 'gift to future owners' but an ongoing repayment to restore ongoing deterioration. To ask 'Why should I pay?' is to reject my obligation to pay for what I have used.

Handouts of the adopted budget were distributed. The main difference is that last year's operating budget did not provide income to support our \$7,000 contribution to the reserve fund--that came from our operating account.

4. Committee Reports

ACC report: Activities this year included: Playground inspection, Playground repairs, Tract B improvements, Entry Sign cleaning/Landscape, Street sign replacement and compliance Violation Notices. Volunteer members are needed.

5. Unfinished Business

no unfinished business

6. New Business

Nominations directors resulted in 7 nominees: Randall Lee, Jim Garrigan, Rex Cory, Misty Moran, Bob Malady, Laila Becker and Steven Treese. 68 Ballots were issued(i.a.w. bylaws 3.2.3) to voting members and proxies, a board of tellers was assigned and the results were announced by President Garrigan. Misty Moran was the top vote getter, followed by Bob Malady and then Randall Lee.

After discussion by 12 members recommending approval of a \$120 annual increase, a request for the proposed budget to be placed online, a request for posting of overlay and sealing(with discussion about quotes being posted and public documents posting), the question of the large jump this year, a question of where the playground money come from (referred to the Treasurer's report), the question of budget ratification was moved by Marc Janes and seconded by Jim Garrign. There were 42 votes cast for rejection of the proposed budget. (i.a.w. Articles of Incorporation Paragraph 13) 60 votes to reject are required. Therefore the budget as adopted stands.

7. Announcements

Treasurer Marc Janes resigned effective Dec 31, 2017.

8. Adjournment

The meeting was adjourned by: Jim Garrigan
If necessary I.A.W. Robert's Rules of Order
and was seconded by

The meeting was adjourned at