



Point Richmond Ridge Homeowners Association

Fourth Quarter 2024 Newsletter

Included in this Newsletter:

- Board Meeting Minutes and Financials
- Annual Meeting and Director Elections
- New HOACS Online System

Website	http://www.prrhoa.org	Covenants, Bylaws, Policies, Financials, Meeting Minutes, Forms, Contacts
Request for Construction	http://www.prrhoa.org/assoc_docs/prrhoa_construction.pdf	Must submit plans for structures, sheds, fences, etc. for approval.
Complaints & Questions	boardofdirectors@prrhoa.org	Follow complaint policy on prrhoa.org website
HOACS	https://www.hoacommunitysolutions.com/ OR (253) 985-3812	Mention our HOA in your contact.

Board Meeting Minutes and Financials

The Approved Board Meeting Minutes are posted on the www.PRRHOA.org website under Meeting Minutes > BOD Meeting Minutes – Current. Our financial reports are posted under Financial Records on the same site. Sometimes the postings lag a little.

In Board Highlights:

- As of the end of October, our financial position showed \$12,548 in the operating account and \$19,685 in reserves (all in a money market account).
- We are establishing the required reporting for Directors under the Corporate Transparency Act (CTA). This act requires identity information from all persons in charge of a corporation be provided to the Financial Crimes Enforcement Network (FinCEN). This is part of a federal effort to prevent corporate financing of terrorism. We were hoping HOAs would be excused from the requirement; but the courts have decided otherwise.
- The Board approved a new Assessment Collection Policy and changes to the Bylaws Enforcement Policy to implement the collections changes. The Collection Policy is mostly a clarification of existing policy that instructs HOACS exactly how to manage collections of assessments. If you pay assessments on time or deal with violations immediately, you will not see any impact from this change. The new policy adds the \$25 late fee that is already in place plus an administrative fee each month we have to send a late payment letter to an Owner to offset the cost to us of sending the letter. The Bylaws and policy changes go into effect January 1, 2025.
- After some issues, the Board has developed a definition of adequate “screening from view” for RVs, boats, and similar vehicles. From the street, a six-foot-high fence is adequate. From an adjacent property, no more than 5 feet of vehicle height can be visible to a neighbor above the screen (fence, lattice, etc.) and the screen must run the full length of the vehicle. This definition has been added to the Bylaws and will be effective January 1, 2025. Enforcement of the new definition will not start until July 1, 2025, to allow time for anyone affected to make changes to their screening. This will affect very few Owners.

Annual Meeting and Director Elections

Our annual meeting was held at the Gig Harbor Library on November 9th. It was well attended, and we easily met the quorum. The 2025 Budget was ratified at the meeting. Three Directors were elected: Walter Hickey, Tom McKee (returning), and Dorian Steele. Unfortunately, Dorian has already resigned because he will be moving – so there will be four Directors starting January 1, 2025: Bruce Harjehausen will be President, Tom Huffman will be Secretary, Tom McKee will be ACC Liaison, and Walter Hickey will be Treasurer. The Vice President position will be open for now.

At the meeting, we also voted to waive a CPA audit of our books for 2024 and agreed to delay enforcement of the new RV screening definition to July 1, 2025, as noted above. The CPA audit question comes up because the state requires an audit if our revenues exceed \$50,000 unless waived by the Owners. We expect to be slightly over \$50,000 in collections this year, so it is going to be right at the limit. In the future, this will probably have to be a regular decision at the Annual Meeting.

New HOACS Online System

HOACS is implementing a new system for Owners called Vantaca. It is replacing older software and has more functionality. Each Owner should have received a letter telling them how to set up the account; however, HOACS has to have your email address and permission to send you emails to get the system setup for you. If you did not get an email November 1, then they do not have your email address. You need to contact HOACS at (253) 985-3812 to give them your email address and authorization. Note that if you just gave your email to the HOA, this is not the same as giving it to HOACS – we can't just give it to them without permission. The new personal HOACS accounts will have the meeting minutes, financials, governing documents, forms, and other things we currently have on the prrhoa.org website. You can pay your dues online through the new account. HOACS is still populating the new system, so some features are not available yet. You are not required to have a Vantaca account if you are happy doing things by mail, but there are advantages.

Have a great Holiday Season!

Steve Treese, President, PRR HOA Board of Directors, C: 832-247-5200



Remember the speed limit is 20 mph in PRR!