

Point Richmond Ridge HOA

Board of Directors Meeting

Wednesday; February 19, 2025, 5:00 PST

Huffman Residence

Meeting Minutes

1. Call to Order, 5:00 PM, February 19, 2025.
2. Establish Quorum
 - a. In attendance: Tom Huffman, Walt Hickey, Tom McKee, Bruce Harjehausen (called in)
 - b. Vice President seat open
3. Approved as amended BOD Meeting Minutes for January 15, 2025
 - a. Forwarded PDF copy to Shameless Promotion to add to our PRRHOA website and a copy to our Community Solutions website to place under the "Documents" section
4. Officers' Updates -
 - a. President – Bruce H – see below
 - b. Secretary – Tom H – All minutes up to date through January 2025
 - c. Treasurer – Walt H – January 2025 summary included \$27,399.95 in our checking account, \$19,751.07 in Reserves, \$3,450 dues paid and the following debits:
 - Strongroom \$10.00, Management \$600, Office supplies \$564.71, Postage \$111.32, Website \$977.50, Landscape Maintenance Contract \$756.70 and water \$26.49
 - Walt H in the learning phase as new Treasure and in the process of being trained by Bruce H. Walt made some recommendations for the summary report based on changes that Community Solutions has made within their new Vantaca portal.
 - d. ACC Liaison – Tom M – Tom confirmed the HOACS portal "Blast" and PRRHOA Facebook communication regarding, roof moss removal, 20 mile per hour speed limit within our community, bylaw requiring stowing of trash, recycle and yard waste receptacles out of sight from the street and removal of holiday decorations by January 31st was posted for homeowners
5. Old Business
 - a. Updates on Website – Bruce, Tom H and Walt H conducted a Zoom meeting with Dave Krogel from Shameless Promotion to discuss what we were looking for and what Dave was recommending in updating our PRRHOA website. Dave sent us examples of other current sites as examples. We sent him back our thoughts and he has now begun to develop the new portal. Walt H, who has had experience in developing his own nonprofit site, will be reaching out to Dave in the coming week to make further suggestions that would have to fit into our current dollar budget that was agreed to up front. We hope to work towards a summer or sooner date for completion with Shameless.
 - b. Bylaws and Policy Revisions – The revisions included:
 - i. Insert for RV screening into Bylaws
 - ii. Prohibition on storage of semi-trailers and tractors into Bylaws
 - iii. Bylaws being consistent with Collection Policy

- iv. Covenant and Bylaws Enforcement Policy being consistent with Collection Policy
 - v. The revisions have been mailed to all owners by HOACS and included on our website
 - c. Lot 72 violations have been taken care of, and they are currently in compliance with storage of their vehicle
 - d. Playground water – This remains an issue, and much discussion was had at this meeting. Tom M had S. Peacock Landscaping out to check for leaks. Tom M also spent a considerable amount of time on the phone with the water department discussing their meter readings and charges. The system has been turned off since fall. The BOD still does not consider this issue resolved. Tom M will be spending a considerable amount of his personal time conducting a water pressure test for valve and manifold line leaks and report back assuming the weather cooperates between now and the next meeting.
6. New and Deferred Business.
- a. Storm drains cleaning has been delayed to April/May of 2025. Tom M will be cleaning the filters first. He will be calling a vacuum truck service. Once that is complete, he will inform Pierce County so they can visit, inspect and sign off on the drains
 - b. Tom M has contacted the renter of lot 79 about trimming back the corner tree before spring to unblock the blind corner view that is causing vehicles line of sight issues. He will have to work through the property owner to get this taken care of.
 - c. Walt H has proposed that a “vision statement” be updated for the HOA. Board members will be submitting suggestions before the March BOD meeting, and we will craft a new statement and vote to adopt it
 - d. Walt H made suggestions about taking the enforcement of the 20 miles per hour rule for the neighborhood to a higher level of awareness. Example ideas were, speed bumps, flashing signs and letters to delivery companies that frequent our neighborhood. Further discussion will be had at the next board meeting
 - e. Walt H suggested a spring cleanup of landscape for the neighborhood that would involve those owners and or renters that are struggling to keep up appearances. Some suggestions were awarding those homes with recognition for the best lawns etc. The ACC would judge and award winners. This will also have further brainstorming at the next board meeting
7. New action items from this meeting
- a. The playground sprinkler issue will have Tom M conducting additional testing for leaks and reporting back on possible fixes at the next meeting
 - b. Tom M is setting up training to best utilize the new HOACS portal as it applies to logging and tracking violations. He has a date set with trainer Katy Langly
8. Adjourn - Motion to adjourn by Walt H. Adjourned at 6:25 PM. Next BOD meeting scheduled for Wednesday March 19th.