

June 22, 2016

Minutes of Point Richmond Ridge HOA Board

9:00 AM meeting called to order

Attendance: Jim Garrigan
James Watterson
Zach Thuli (via skype)
John Stava
A.J. Montgomery (via facetime)

Guest present: Al Seltzer

New business:

- 1) Grace period on HOA fees:
There is no provision in either the bylaws or articles of incorporation for a grace period. The HOA board has instructed HOACS to allow several days after the 30 day window for remittances to be made by mail.
- 2) Reminders for assessments:
HOACS has been instructed to advise residents on a quarterly basis of delinquent amounts.
- 3) Water bills for the association.
Upon contact, Washington Water stated that they are not billing the association during the seasons that the water is turned off. There is no reconnection fee, or late payment fees, just that when we turn the irrigation back on, we will be billed as usual.
- 4) Our insurances are current
- 5) Question of form on our monthly reports from HOACS
HOA will seek a definitive answer from HOACS
- 6) Annual dues will be examined in the October meeting with the intention of presenting a full report to the membership at the annual meeting.
- 7) New residents
The gathering of information on new residents is not coherent. We are seeking a better way of notification to the HOA when a property changes hands.
- 8) Speed limit
Safety is the issue. Speed limit was discussed. Speed bumps have been discussed along with paint on the street to delineate the playground. Parents of small children are commended for their continued vigilance on this issue.
- 9) HOA secretary John Stava is identified as the HOA mailbox monitor.
- 10) Fence and shed visibility issues were discussed, no action taken.
- 11) Welcome committee

Secretary John Stava will report back at the October board meeting with status of committee.

- 12) Online communications of HOA business was discussed with an eye to security.

Old business:

- 1) Status of relations with HOACS
All is well.
- 2) Trees in greenbelts.
The arborist has marked several trees needing the attention of the HOA. The architectural committee is seeking bids presently and have been advised to expect bids in the \$7500-\$10,000 range.
- 3) landscaping service
At present, there is not a written agreement with the landscaping service. The HOA will commence with establishing a written agreement.

Meeting adjourned 9:59AM (Motion by Garrigan, Second by Montgomery)