

POINT RICHMOND RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 2, 2020

Minutes of the Board of Directors Meeting of the Point Richmond Ridge Homeowners Association, Gig Harbor, Washington, held at Randall Lee's residence, in Gig Harbor, Washington at 5:00 p.m. on the 2nd day of Feb, 2020.

I. CALL TO ORDER

Board Member Randall Lee called the meeting to order at 5:04 pm.

II. ROLL CALL OF OFFICERS

Present: Randall Lee, Steve Treese, Karen Streeby, Jim Watterson

Absent: N/A

Also Present: N/A

III. OLD BUSINESS

There were no outstanding items to discuss

IV. NEW BUSINESS

V. OFFICER REPORTS

I. President, R. Lee

- A. Despite putting the request out to the community for volunteers to fill the vacant positions of Treasurer and ACC Member, we have been unable to fill the positions.
- B. Would like to see community involvement and would welcome anybody who is willing to step up into either role.

II. ACC, J. Watterson

A. Pullin / Lot 53

- 1. There is a temporary structure (tent) in the backyard of lot 53.
 - a) Backyard is visible to neighbors in lots 54 and 58
 - b) ACC cannot do anything about temporary structures (tent) based on past precedent.
 - c) Per Randall, If the homeowners in either lot 54 or 58 make a formal complaint, then the BOD may be able to pursue action.
 - (1) A note or email to the ACC would constitute a formal complaint.
- 2. Walt and Kathleen Hickey (lot 27) have volunteered to help spruce up the front entrances.
 - a) J. Watterson/ACC is seeking a decision on budget for entrance beautification
 - (1) Per the adopted 2020 budget we allocated 1K for improvements to Tract D and additionally, 1K for improvements to Tract B (Playground).
 - b) Action Item - Watterson will work with Walt and Kathleen to come up with a plan and present it to the board.

III. Secretary, Streeby

- A. Nothing to report

IV. Vice President, S. Treese

- A. We need board approval on what he has put together re: Governing Documents
 - 1. Lee and Treese met w/ Mike Johns to discuss Governing Documents per below.
 - a) Articles of Incorporation and Governing Documents
 - (1) No action is required of them at this time - they will stay the way they are

- b) Covenants
 - (1) In order to change anything, we require 83 people to cast a positive vote
 - (2) The only thing we can change is extend the date on the appearance aspects.
 - c) What we can do w/ the articles and covenants (see handout)
 - (1) Misspellings, interpretations, grammatical corrections, and other non-substantial corrections
 - (2) Amend our registered office and agent (annual corporation report)
 - B. S. Treese motions to approve the clarifications and interpretations of the governing documents, seconded by Watterson.
 - 1. See document (2020-02-01 PRRHOA Resolution Clarifying Articles and Covenants)
 - a) The only suggestion other than what Treese documented was that for Article 13, we should reference the schedule of fines and fees. S. Treese states that the covenants merely state that we are authorized to issue fines, but the schedule of fines appears in the Bylaws.
 - (1) The board agrees to the resolution
 - 2. Bylaws Update Committee Charter – See document (2020-02-27 HOA Bylaws Committee Charter - Rev 2)
 - a) Motion by Treese that we adopt the charter, Lee seconds. Motion carried
- V. **FINANCIALS** . (R. Lee)
 - A. PRR could go from a 12 month CD to a 6 month CD
 - 1. 12 month CD is 1.6 APY, 6month CD is 1.8 APY
 - 2. Lee suggests moving \$4,257 to AAB which would bring our AAB balance to \$45K and put it in a 6 mo 1.8% CD
 - a) BOD unanimously agreed

Lee made a motion to adjourn the meeting at 6:11 pm. Seconded by Watterson. Motion Carried.