

Minutes of PRRHOA BOD Meeting 2/6/18  
Location: President (R. Lee) Lot #38

Prior to the official meeting a few minutes were taken to introduce the members of the new BOD.

The meeting was called to order by the President, Randall Lee, at 7:20 PM.

Roll Call: R. Lee – President; R. Cory – Vice President; B. Malady – Treasurer and P. Lee – ACC Liaison. Hal Herzberger was also present as a guest.

The minutes of the previous meeting on 1/17/18 were read since two of the present members had not been in attendance. Randall moved that the minutes be approved and the motion was seconded by Rex. The minutes were unanimously approved.

The agenda for this meeting was reviewed. Rex requested that item I under New Business be added, i.e. the BOD's approach to Face Book. The agenda was approved as amended.

#### Officer's Reports:

President's Report - Randall, Misty and Bob put together a full team for the first time in several years. In addition, the ACC is being re-established which should save the association money as in the past.

#### Treasurer's Report-

The financial reports that are posted on our website have been reviewed in detail. There is a lot of information; however, it is not real easy to find out exactly where we are. Therefore I prepared this summary in our past format. (handout)

At the end of 2017 we had a total of \$62,172.80 in the bank.

Our total income was \$25,935.90 and our total expenses were \$34,692.56 or \$8,756.66 over our income. Exactly how we spent our funds is detailed in the spreadsheet.

We have a negative A/R because three owners have either pre-paid or over-paid their dues. Unpaid penalties or late fees total \$135. \$10 was actually paid in January of this year.

The 2018 budget shown is the one that was approved at the annual meeting. It has no more detail than previous two budgets; however, I will continue to track our actual expenses in detail.

Randall noted that HOACS had previously used an accrual accounting system. As of January 1<sup>st</sup> they are switching to a cash basis. This should make their reports somewhat easier to follow.

Rex questioned the over-run in legal fees. The law firms invoices are posted on our web site; however, the bulk of the expense was for review of our governing documents requested by the previous BOD. Note that it is Article 6 of the Maintenance and Protective Covenants that lapse in 2022 – the covenant governing lot use.

Randall made a motion to approve the report and Rex seconded. The report was unanimously approved.

ACC Liaison – The ACC is not yet up and running; however, all of the issues noted in the last meeting have been resolved.

Old Business:

A. Appointment of BOD Members - Completed.

B. ACC Participants – In process. Hal Herzberger is the new chairman. New members are being contacted.

C. Meeting Locations - We intend to have quarterly meetings which will be held at the home of either the president or the treasurer. Larger meetings will be held at the Pierce County Library in Gig Harbor.

D. Issue of Quarterly Newsletters and BOD meetings. See minutes of previous meeting.

E. Banking/HOACS items - The issue of assessing late fees has been resolved with HOACS. Late fees will be handled per Section 7.12.1 of the Bylaws, although a short grace period is allowed to take into account that payments are mailed to Las Vegas. HOACS will issue monthly statements to the owners affected. Previously HOACS had been given a number of conflicting instructions.

F. ACC Items relative to previous BOD issues –

Lot #46: Lopez to repair fence this month. Randall moved that the BOD void the penalty assessed for the fence issue. Bob seconded the motion and the BOD approved the elimination of the charge. Bob is to contact HOACS to resolve the issue.

Lot #55: This is not really a BOD issue. Randall and Hal are to meet with the owners of Lots #54 and #55 to make sure the fence problem is resolved.

Lot #21: Dog barking issue appears to have been resolved.

G. Webmaster coordination to facilitate BOD tutorial for PRR HOA SharePoint operations - This is in process. We will meet personally with A. J. Montgomery. Rex and Patty have signed on to the PRR HOA e-mail system.

H. Storm Drains – Bob provided the County information to Randall. Patty will take the lead on this issue to look into what has to be done. [History: The drains were cleaned In 2002 (\$2,683) and 2004 (\$4,444)]

I. By-Laws Review – Issue to be continued. Randall will prepare a review. Hal asked to be kept informed on this issue.

New Business:

A. RSG “contract” and any further relationship - The proposal allowed for two types of arrangement: 3 years @ \$815 each year or a one time payment of approximately \$1,200. The previous BOD opted for 3 years of inspections; however, there is no executed contract. Randall said that we are not obligated to spend any more money. We have already paid for what we received. The BOD agreed that we will terminate the association with RSG. Randall will take the lead on resolving this issue.

B. E-mail Communication for BOD requirements - We will continue to use our personal e-mail addresses for privacy. We do need to continue to check the PRR address to respond to the community. We should plan to respond in no more than 72 hours.

C. Regular scheduling of BOD meeting requirements – addressed previously.

D. HOACS financial reporting requirements – addressed previously.

E. Roads re-sealing requirements – We need to look at patching prior to resealing. Patty will take the lead on this. Randall and Bob to provide assistance. [History: patching was done in 2006 (\$1,411) and 2014 (\$12,603). Re-sealing was done in 2011 (\$29,649)]. Bob has files on the patching and re-sealing.

F. Community newsletter – Randall will author this on a quarterly basis. All BOD members will review before publishing on the website. We will plan to publish the first newsletter in March. The next BOD meeting will be planned for the 3<sup>rd</sup> week of May.

G. Posting of documents to website – Randall will go to A. J. Montgomery with the previous meeting minutes.

H. BOD Meeting – Interim issues - Randall to prepare agenda.

I. BOD approach to Facebook - This is not an official means of communication. We will note this in our quarterly newsletter.

Randall moved that the meeting be adjourned, Patty seconded the motion. The meeting was adjourned at 8:56 PM.