

Point Richmond Ridge HOA Board of Directors Meeting

July 12, 2023, Treese Residence

Meeting Minutes

1. Call to Order, 5:00 pm, July 12, 2023
2. Establish Quorum
 - a. Quorum established: Tom McKee, Bruce Harjehausen, Steve Treese, Marc Janes
3. Approve BOD Meeting Minutes from June 2023. Bruce moved for approval as amended, seconded by Tom. Motion carried. Minutes approved as amended.
4. Officers Reports
 - a. President - nothing to report
 - b. Vice President - nothing to report
 - c. Secretary - absent; nothing to report
 - d. Treasurer - monthly data <below> provided by HOACS. Financials remain solid.
 - Checking Acct = \$26,602.36
 - debits:
 - HOACS = \$600.00
 - Thornhill = \$756.00
 - BAT = \$30.00
 - SouthData (postage/supplies) = \$1.69
 - Tom McKee (Drain Guards) = \$484.03
 - Reserves = \$63,336.02
 - MMA - \$63,336.02
 - AC Moate = \$17,652.97
 - \$16.39 Interest credit (\$76.77 ytd)
 - CD = \$0.00 closed and moved to MMA
 - \$78.23 ytd
 - Dues/Fees/Fines:
 - Dues Paid = \$8,000 (32 homeowners)
 - Late Fees Paid = \$0
 - Outstanding Dues = \$375
 - Hunsicker = \$125
 - Baldwin = \$250
 - Late Fees Due = \$225
 - Hunsicker = \$162 (incls \$12 admin notice fee)
 - Baldwin = \$137 (incls \$12 admin notice fee)
 - Fines Due = \$0

- Major Expenses Planned for 2023
 - Road surfacing = \$67,200
 - Budget (total) v Actual Expenses (YTD)
 - Landscaping: \$8,400 v \$3,250 (thru May)
 - Office Supplies/Postage: \$1,175 v \$720
 - Contingencies: \$3,710 v \$802
- e. ACC Liaison - storm drain filter replacement completed. 9V batteries replaced in playground sprinkler system, sprinkler heads inspected, pruning accomplished. Ineffective sprinkler heads to be removed/capped. Lawn area care needs improvement.
5. Old Business
- a. Asphalt work is now scheduled for July 24 and 25. Three (3) sandwich board signs were purchased, to be placed near all entrances on July 17 giving one week's notice to owners:
"Asphalt Road Repair, July 24-25 All Day, No Street Parking"
- b. Annual BBQ planning for August 12 picnic. Purchases and provisioning in progress: beer, plates, utensils, et al. We anticipate putting out further call for support from owners and coordinating responses to track last-minute needs. Expecting favorable response.
- c. BOD candidates for annual election. Outreach to prospects still ongoing. One favorable, several declined. Will follow up.
- d. Owner weed control and maintenance. Tom and ACC continue routine inspections, report favorable upkeep and appearance throughout.
6. New and Deferred Business
- a. Fence repair, cases of disputed responsibility. BOD maintains its understanding of WA state law and stands by its recently published policy to enforce fence repair on street-facing fence sections, leaving disputes about fences between adjacent lots to remain a matter of shared responsibility between owners. The board affirmed its understanding of state law (RCW 16.60.020), that even if a property's fencing only partially encloses it, say around the back and side yards but not all of the front, the boundary-line portion which "answers the purpose of enclosing" shall be deemed a matter of shared responsibility by both owners and is a matter for them to settle without BOD involvement.
7. Review Action Items
- a. Carryover Items
- i. Sandwich board signs to go up at entrances on July 17 - Tom
 - ii. Asphalt work notice to be posted on Facebook and website - Steve
 - iii. Reply email to Carlson-Craft fence matter - Steve
- b. New Items from this meeting
- i. List of landscaping service items for Thornhill attention - Steve
 - ii. Follow up effort to eradicate wasp nest in playground - Tom
 - iii. August BOD meeting date changed to August 9
8. Adjourn
- Motion to adjourn by Marc, seconded by Bruce. Carried at 6:11 pm.

