

Point Richmond Ridge HOA
Board of Directors Meeting
Wednesday, July 14, 2021, 5:00 PM

1. Call to Order (5:00 PM, July 14, 2021)
 - a. Board Member Steve Treese called the meeting to order at 5:00 pm.

2. Establish Quorum
 - a. All board members present and quorum was met.
 - i. Present: *Steve Treese, Karen Streeby, Bruce Harjehausen, Polly Brantner*
 - b. *Also present: N/A*

3. Approve BOD Meeting Minutes from June 2021 Meeting
 - a. Motion by Polly seconded by Bruce to approve the minutes of the Regular Meeting of June 2021, Motion Carried

4. Officers' Reports
 - a. President
 - i. Sent a letter to lot 72 about the condition of the lot accompanied by a picture
 1. There has not been a response yet.
 - b. Secretary
 - i. PRR Neighborhood BBQ/Potluck is on Sat. July 24
 1. Need 4 coolers by Thursday July 22 for Hal to pick up ice
 2. Hal can get a keg, will cost anywhere from \$130 – \$170.
Contributions to help cover the cost are requested of the BOD.
 - ii. Carol, our resident notary, is not able to attend the BBQ.
 - iii. Due to a schedule conflict, Karen asked that the recurring scheduled BOD meeting be moved. BOD members agreed to move the meeting to the third Wednesday of each month.
 - c. Treasurer
 - i. There is currently \$11,344 in our savings. \$45,631 on the CD, and \$30,159 in our checking account.

- ii. 4 checks written this past month; BAT lady, South Data, Steve reimbursement for mailings, and HOACS
 - iii. Deposits from dues in the amount of \$8,985
 - iv. \$6,937 YTD expenses.
- d. ACC Liaison
- i. Polly asked for thoughts on sending a Thank You to homeowners who have resolved their issues
 - ii. Lot 50 is going to resolve his boat by putting it in his garage
 - iii. Judy has resolved her yard
 - iv. Lot 47 has had some yard issues but is working on resolving it.
 - v. Lot 53 has put the boat trailer away
 - vi. Lot 22 – There is a basketball hoop that should be addressed.
 - vii. Lots 54 and 55 will resolve the piece of fence in the front yard by jointly removing it.

5. Old Business

- a. Reserve Study
 - i. We received the study from HOACS and the biggest future expense is in 2049 when we would have to repave or do an overlay on the roads
 - 1. Bruce suggests we poll the homeowners with what they want to do. Present the problem re: the roads
 - 2. The BOD agrees we don't need to make a decision immediately
 - 3. Bruce will investigate it some more so we can make a decision
- b. Road Repairs
 - i. Bruce received 2 quotes for crack seal and pot hole repairs
 - 1. Eagle Asphalt and Seal Tech
 - a. \$14,341 Seal Tech
 - b. \$12,322 Eagle Asphalt
 - 2. We are going to go with Eagle Asphalt
- c. Protective Covenants Extension
 - i. We are at 73% completed and we need about 11 more
- d. Playground Repairs
 - i. These have been done
- e. Playground & Landscape Maintenance

- i. Polly sent out 6 requests for quotes and has only heard back from one.
 - ii. We don't have enough information yet to make a decision.
 - iii. Polly will work on getting more quotes
- f. Plan for Community Potluck
 - i. Already discussed above

6. New Business

- a. We need to process a renewal of Reserves CD by August 18
 - i. We need to keep it in low yield investments.
 - ii. Choice between 12 or 6 month CD
 - 1. Bruce recommends a 12 month CD and the board unanimously agreed.
 - 2. Bruce will let Jill at HOACS know to put it in the 12 month CD
- b. Responses from Violation Letters – Thank You's?
 - i. Table this
- c. Friendly Reminder Letters
 - i. We will talk with Jill and the compliance people on Friday and explain the system and how we want it to work. Steve and Polly will meet with them via Zoom.
- d. ACC violation tracking was suggested by Patty Lee on the ACC Committee
 - i. We can keep an Excel spreadsheet on our PRRHOA Sharepoint site.
 - ii. We'll set something up

7. Review Action Items

- a. Bruce to further investigate the Reserve Study to help inform the BOD to make a decision on how to proceed with a decision on addressing the future expense of road repaving.
- b. Bruce will communicate with Eagle Asphalt regarding road repairs.
- c. Polly will get more quotes for playground maintenance
- d. Bruce will let Jill at HOACS know that we will proceed with a 12-month CD

8. Adjourn

- a. Polly motions and Bruce seconds to adjourn at 6:34