

**Point Richmond Ridge HOA
Board of Directors Meeting
July 20, 2022, Treese Residence**

Agenda

1. Call to Order, 5:05 PM, July 20, 2022
2. Establish Quorum
 - a. Quorum Established
 - b. Present – Steve Treese, Bruce Harjehausen, Marc Janes, Tom McKee, Karen Streeby
3. Approve BOD Meeting Minutes from June 2022 Meeting
 - a. Board reviewed and Steve corrected a type-o
 - i. Motion to approve by Marc, seconded by Bruce. Motion carried, minutes approved as amended.
4. Officer's Reports
 - a. President
 - i. There have been complaints about excessive weeds in neighbor's yards.
 1. Discussion ensued about how much leniency there is and what is the cutoff between acceptable and not.
 - a. Action Item – Tom and the ACC committee will tour the neighborhood and determine what the benchmark is for weeds, and issue friendly letters to those in violation
 - b. Vice President
 - i. Tom and Marc conducted the annual safety inspection / playground, benches, mailboxes, street signs.
 1. They found one tree in tract E that has fallen down and needs to be removed.
 - c. Secretary
 - i. Nothing to report
 - d. Treasurer
 - Checking Acct = \$37,198.54
 - 4 debits:
 - HOACS = \$600.00
 - Thornhill = \$483.81
 - SouthData (postage) = \$82.03
 - Tom McKee (landscaping) = \$59.49
 - Reserves = \$50,137.24
 - MMA - \$4,288.29
 - Paid Aardvark Bark Blowing \$5,616
 - CD = \$45,848.95
 - Dues/Fees/Fines:
 - Dues Paid = \$8,350 (33 homeowners)
 - Late Fees Paid = \$100 (Howell)
 - Outstanding Dues = \$250 (Pullin)
 - Late Fees Due = \$125 (Pullen)
 - Fines Due = 0
 - Major Expenses Planned for 2022:
 - Tract D Surfacing = \$7,000

- Other??

- i. Marc suggested that we consider moving our surplus of reserves to an interest-bearing account.
 - a. Discussion ensued and we will continue weighing the pros and cons.
 - b. Action Item – Bruce can call HOACS and see if there are options where our money can be moved to an account that could earn some more interest but still stays within their domain.

- e. ACC Liaison

- i. Tom to get 5/8 minus (two yards) gravel for the playground walkway.
- ii. Violations
 - 1. Lot 58 – They have communicated that the fence will be resolved
 - 2. Lot 50 – Still in violation and he never responded to the first violation. The next letter will be sent out ASAP. Action Item – Tom to contact Kiley at HOACS to send the next letter.
 - 3. Lot 22 – is putting up a shed in their backyard and have not gotten ACC approval. Action Item – Tom will have HOACS send a friendly letter than they need to submit plans.

5. Old Business

- a. Potluck Planning – Aug 6 – Final Details
 - i. We should post on each mailbox and possibly deliver a flyer to each doorstep
 - ii. Facebook has been posted
 - iii. Steve will post some signs at our entrance
 - iv. Ice – Steve will talk to Jose about the ice
 - 1. Coolers – Karen will put out a call for extra cooler
 - 2. Blackstone grill- Tom will bring a grill
 - 3. Garbage cans – Tom and Mark will each bring one
 - 4. Beer – Tom will get a pony keg from 7 Seas, about \$75. We can ask for donations
 - 5. Need
 - a. Paper plates/Cups/Flatware – Steve and Barb will bring what they have
 - b. Action Item – Karen to send a list of who is responsible for what and we need.
- b. Park Signs
 - i. Done and installed
- c. Liability Discussions – Insurance
 - i. No further action at this time
- d. Landscaping Project for Playground and Heliport - Status

6. New and Deferred Business

- a. Landscaping Quality – poor Thornhill performance – Do we need to bid it?
 - i. Lindsay let Steve know that HOACS is having a hard time getting any landscapers to bid anything. Tom says Thornhill is fine right now.
- b. HOACS Violation Letter coordination process
 - i. HOACS provided a list to us but we have to tell them what action to take on violations.
- c. Barking dog complaint from a neighbor in the development next to PRR

- i. It is unclear as to which lot the barking dog is coming from. We have told the person who is complaining that they will need to get three people to document the barking with them and they need to go to the county.
 - 1. Action Item – Tom to talk to Patty who lives adjacent to the home suspected and see if she knows where the barking is coming from.
- d. Maturing CD for Reserve Funds
 - i. We have 50K in the reserve account with another 15K going in at the end of this year.
 - 1. The projected cost to do an asphalt sealcoat in 2023 is about \$47K, and this is a pre-pandemic estimate
 - ii. Where do we want to move the CD where it is liquid so we can use it if/when we need it?
 - 1. Six month is the best option so our money isn't tied up next summer which would be the best time for a seal coat.
 - a. Action Item – Bruce to let HOACS to move it into the 6-month certificate.
 - i. Steve motions we renew the CD for 6 months at 5%.
Seconded by Tom. Approved.
- e. Porta-Potty on 11th Ave. NW, lot 34
 - i. Steve talked to the homeowner and they are going to remove the port-a-potty and let the construction workers use a half-bath in the home.
 - 1. Action item – Marc will let BOD know if it doesn't get resolved.
- f. Financial report timing
 - i. Steve talked to HOACS and was told that they get the report on the 10th, then they need a few days to look it over before they send it to us.
 - 1. As long as we meet on the 3rd Wednesday of each month we will have the reports by the meeting.

7. Review Action Items

- a. Carryover Items
 - i. 13th Ave Road Issue Follow-up – Tom
 - 1. Tom has talked to them
 - ii. Bid updates for Landscaping projects - Tom
- b. New Items from this meeting
 - i. Action Items
 - 1. Steve to modify the financial report from HOACS by removing the first four pages and then send it to Bruce
 - 2. ACC to tour the neighborhood to establish benchmark for weeds
 - 3. Tom to order gravel for playground walkway
 - 4. Tom to contact HOACS and have them proceed with letters for lots 50 and 22
 - 5. Karen to send out list to BOD re: BBQ responsibilities and what is needed
 - 6. Tom to talk to Patty Lee to see if she knows where the dog barking is coming from
 - 7. Bruce to let HOACS know that we want the CD moved to a 6-month certificate
 - 8. Marc to let BOD know if offending port-a-potty at lot 34 does not get removed.

8. Adjourn

- a. Marc motions to adjourn, Bruce seconds, meeting adjourned at 6:31pm