

Point Richmond Ridge Homeowners' Association

Board of Directors Meeting No. 103

July 1, 2015

Meeting Minutes

Board Members:

Jim Garrigan	President	612 963 8011	jjgarrigan@gmail.com
Elizabeth Frisino	Secretary	253 509 0671	liz_fris@hotmail.com
Bob Malady	Treasurer	253.851.5341	REM1PRR@aol.com
AJ Montgomery	ACC Liaison	253 973-9101	email@ajmontgomery.com

The meeting was called to order at 7:50 PM. All current board members were present. There was a quorum to proceed.

Meeting Minutes

Minutes of the June 2, 2015 meeting were approved

Treasurer Report.

Bob Malady reported that the Wilner check has been deposited and in our bank account. In checking with the bank there appears to be no problem with the check clearing.

A check for \$1244 was also received from First American bank for the Scott property (lot 59). There is still a balance due of about \$4000

All July invoices for HOA dues along with the newsletter have gone out

The report was accepted as presented.

ACC Report

AJ reported a number of violation notices have gone out to homeowners with one returned because the owner refused to accept delivery. Discussion followed about the course of action to follow when this happens and the recurring problems that the ACC has had with this homeowner. It was agreed that a registered letter should now be sent including all the current infractions that are in violation of our M&PC covenants by the homeowner.

AJ reported that there are several homes that have issues with the exterior maintenance of the dwelling such as mold, mildew and paint that are being addressed either directly with owners or by violation notices. The storm drains problem at lot 12 on 13th Ave has been corrected and issue is closed.

New Business

The proposed revision and or changes to the By Laws of PRR HOA that were prepared by AJ were reviewed and approved by the board. A copy of the by laws with the changes will be posted to our website.

The filling of the vacancy on the board resulting from the resignation of Dennis Purcy due to medical reasons was discussed. The position needs to be filled by the board prior to the annual meeting. AJ and Bob have spoken to several homeowners and there may be some interest. The need to fill the vacancy as well as upcoming vacancies with the end of the terms for both Bob and Liz was also in the newsletter. Bob requested that the statement of work he prepared for the duties of the treasurer be reviewed by the board with the attention to recommending the duties of the treasurer in the event that we have to contract an outside accounting company to do the bookkeeping.

Next Meetings

- September 14, 2015 TBD
- November 7, 2015, Annual Meeting, location TBD
- November 9, 2015, at Bob's, organizational meeting

It was moved by Jim, seconded by all, to adjourn the meeting at 8:35PM. Motion approved.

Respectfully submitted by Elizabeth Frisino, Secretary