

June 7, 2018

Point Richmond Ridge Homeowners Association
Board of Directors – Special Meeting

Location: Treasurer, Bob Malady; Lot #5
Scheduled Time: 1700

Call to Order: 17:10

Roll Call: R Lee, R Corey, M Moran, B Malady, P Lee

Community Members: H Herzberger

Reading/Review/Amend of BOD Meeting Agenda---no additions

Officer's Reports:

- A. President---Nothing
- B. Secretary---There was some Facebook activity concerning speeding
- C. Treasurer---Nothing
- D. ACC Liaison---To be covered in New Business

Old Business: (Tabled for next meeting so BOD could move on to New Business)

- A. By-Laws Review "Tabled". President's review required
 - 1. By-Laws 7.12.2: Sub-para 5d regarding fines and fees. President to undertake re-write of By-Laws
 - 2. By-Laws 7.12.3: Relative to By-Laws 7.2, 7.7, 7.11 as applicable to speed limits
 - 3. By-Laws... various typographical errors
- B. Previous/historical contracts Boilerplate "tabled" per access/review
- C. By-Laws examination relative to fences previously tabled for BOD/ACC discussion
- D. PRR Community Website "tabled" for review based on president's contact with PRR HOA ITC

New Business:

A. Application of HOA Governing Docs relative to Tract A
Homeowner maintenance requirements

1. B Malady and R Lee noticed that in addition to the 150-160,000 sq ft of road in PRR, there is an extra 11ft wide area of tract A adjacent to the paved streets
2. Issue: Lot #78 has a tree within that 11ft setback. The tree's roots have impacted the pavement of 13th Ave
3. R Lee met with Dan Daniels of Asphalt Patch Systems. Dan suggested that the tree be eliminated as the least costly and most expeditious course of action
4. Eliminating the tree roots is included in proposal made by Dan Daniels
5. If owners of lot #78 chose to keep the tree, Dan suggested a copper barriers to prevent roots growing back under the road. Dan suggested that removing the tree would be the easiest, less costly option
6. There was an open discussion amongst the BOD members as to who was, in fact, responsible. The issue was then brought to a vote. By a vote of 4 to 1, it was determined that individual homeowners will be responsible for continued maintenance of the 11ft Tract A set-back from the roads
7. R Lee and R Corey both volunteered their time to help the owners of Lot #78 remove the tree
8. P Lee and H Herzberger will address the issue with the homeowners of Lot #78

B. ACC Projects Review; moved from Old Business:

1. Storm Drains – Previously tabled for BOD discussion/planning
 - a. There are currently two bids the BOD is considering. One bid is from Hemley's and the other is from SWAT

Hemley's quote: \$6,340.00

SWAT quote: \$2,422.00

- b. R Lee pointed out both companies are qualified, have appropriate equipment, and are capable of completing the job, but the quotes are based off of inaccurate information

c. Herzberger and P Lee contacted the companies and informed them of the change of information. Per H Herzberger, both companies have chosen to honor their original quote

d. Decision on what company the BOD will go with is pending conversation with SWAT and verification of the scope of work

2. Roads Patching – previously tabled for BOD discussion/planning. The BOD decided to accept bid from Dan Daniels of Asphalt Patch Systems based on previously demonstrated performance and a more favorable bid cost

Asphalt Patch System	760 Sq Ft	\$7,500.00
	Tax	\$592.50
	Total	\$8,092.50
AA Asphaltting LLC	500 Sq Ft	\$7,975.00
	Tax	\$630.00
	Total	\$8,605.00

3. Roads Resealing – previously tabled for BOD discussion/planning

a. P Lee informed BOD that the ACC has not looked into it yet

b. R Lee suggested the ACC might contact Global Paving, LLC

c. P Lee asked for any other recommendations without viable suggestions

C. Other Issues: The floor was opened by R Lee for any other discussion. The following were identified:

1. Regarding chickens within PRR. The keeping of chickens is prohibited within the M&PC as “livestock”. The ACC will send notice to any owners of chickens that they will need to identify an alternate location outside of PRR

2. The owner of Lot #53 has located a temporary moving “POD” within the property’s back yard. H Herzberger indicated he would meet/talk with this homeowner regarding the temporary deployment of this “POD”

Meeting Adjournment: R Lee moves to adjourn the meeting; R Corey seconds the motion; approved unanimously at 1808 hours