

Point Richmond Ridge HOA
Board of Directors Meeting
Wednesday; May 15, 2024, 6:00 PDT
Treese Residence
Meeting Minutes

1. Call to Order, 6:00 PM, May 15th, 2024.
2. Establish Quorum
 - a. In attendance: Tom Huffman, Steve Treese, Marc Janes, Bruce Harjehausen, Tom McKee
3. Approve BOD Meeting Minutes for Aril 17th, 2024.
 - a. Minutes approved after board member review. Will be forwarded to AJ Montgomery to upload to PRR HOA website.
4. Officer's Updates
 - a. President
 - i. Topics covered in old and new business categories below.
 - b. Vice President
 - i. Refer to action items below.
 - c. Secretary
 - i. Refer to action items below.
 - d. Treasurer
 - i. Bruce reports that for April 2024 there is \$29,244.96 in the Checking Account and \$53,225.72 in the Reserve Account.
5. Old Business
 - a. Updates on Website lagging – Steve/Marc
 - i. Marc J reports that AJ has continued to agree to stay on until at such time he moves from the neighborhood. The board continues to search for a replacement from within the HOA. If we are unsuccessful, we will have to search outside and budget for a person to handle the Website next year.
 - ii. The upcoming Corporate Transparency Act status was updated by Steve T. He has continued his discussions with Juanita, our HOACS contact. Steve attended the HOACS webinar and came away with more questions to discuss with Juanita. It looks like we will have to hire an outside firm to handle this in 2025. The potential annual fee would be \$250. Steve will continue to update us each month as we approach 2025.
 - iii. Financial Audit – No progress, deferred to next meeting.
 - iv. Reserve Study Plan – Bruce had budgeted \$1,500 for the site study and has received a \$1,235 estimate. Steve made a motion to accept the estimate and Bruce seconded.

6. New and Deferred Business.
 - a. Arborist Survey of Buffer Areas - Request has been made by resident to survey the buffer area for potential trees that could go down. As a preventative measure, Marc will explore the cost of having an arborist come out and conduct a survey. This is not currently in the budget and would have to be approved by the board first.
 - b. Newsletter 2nd Quarter - Steve has prepared and board updated the letter information. It will go out in the mail to homeowners at the end of May along with the second half annual dues request.
 - c. Final cost and schedule seal coating - Bruce announced that the quote from AC Moate was in and totaled \$45,395. Once the survey date is scheduled and conducted, a 6-day period depending on the future weather forecast will be designated between July and August.
 - d. Monthly meeting minutes – Tom H and AJ have brought them up to date through March. April has just been approved tonight and will be on the PRRHOA website shortly.
 - e. Renewal of HOACS Contract – Steve reports that the company will be raising the price for 2025 from \$600 to \$660. They have not raised the price for the last 6 years, so this 10% increase looks to be in line with a 3% inflation rate. A \$12 processing fee will also be added to dues late pays.
7. New action items from this meeting
 - a. Lot #9 water issue solution – Steve T reports that owner waiting to hear back from Pierce County on directing water flow out the back of the property near 14th.
 - b. Storm drains grates – Tom M reports that asphalt grates will need to be inspected for structural integrity when assessing roads for the seal coat project. Any repairs will be addressed at that time.
 - c. Completed 1st quarter newsletter mailing to owners. Drains will be after the seal coating.
 - d. Violation Letter Updates – Tom M thanks all those that complied with cleaning up their roof mold issues. It raises the neighborhood value when we all maintain our property. We still have some issues with lawn maintenance and Lot #51 will receive a second letter along with Lot 72. Lot 72 will now receive another violation letter with a \$250 fine for an abandoned vehicle that has not been taken care of.
8. New Items for Next Meeting
 - a. ACC follow-up report on lot maintenance survey
 - b. Marc to report on Arborist survey cost
 - c. The June meeting has been moved to Wednesday 6/26 so that all board members can be present.

9. Adjourn

Motion to adjourn by Tom M and seconded by Bruce. Adjourned at 7:16 PM.