

**Point Richmond Ridge HOA
Board of Directors Meeting**

Tuesday, November 15, 2022, Treese Residence

Minutes

1. Call to Order, 5:03 PM, Nov 15, 2022
2. Establish Quorum
 - a. Quorum established
3. Approve BOD Meeting Minutes from October 2022 Meeting
 - a. Bruce had a comment about the late fee on lot 50 being the dog violation
 - b. Bruce sent the financials to Secretary@PRR email
 - c. Marc motions to approve the minutes as amended, Tom seconded. Minutes approved as amended
4. Officer's Reports
 - a. President
 - i. HOA annual meeting was a success
 - b. Vice President
 - i. Nothing to report
 - c. Secretary
 - i. Nothing to report
 - d. Treasurer
 - i. Checking Acct = \$22,697.73
 1. Approximately \$1100 remaining expenses for 2022
 2. debits:
 - a. HOACS = \$600.69
 - b. Thornhill = \$483.81
 - c. Thornhill = \$483.81
 - d. Washington Water = \$109.86
 - e. SouthData (postage/supplies) = \$88.86
 - f. SouthData (postage/supplies) = \$0.90
 - ii. Reserves = \$65,293.72
 1. MMA - \$19,294.53
 - a. \$2.38 Interest credit (\$11.62 ytd)
 2. CD = \$45,999.19
 - a. \$39.03 interest credit (\$252.98 ytd)
 - iii. Dues/Fees/Fines:
 1. Dues Paid = \$0 (\$41,250 YTD)
 - a.
 2. Late Fees Paid = \$15.00
 - a. Becker = \$15.00
 - iv. After first of the year we should think about what we should to for repair of the roads.

- v. Bruce will reach out to WA Asphalt Repaving Association and see if they can consult (for free) and give us some direction. One is an old coworker of his. Will reach out late spring.
- e. ACC Liaison
 - i. Compliance Log from Kylee needs to be updated. All the violations are fixed except for Lot 18 dog violation.
 - 1. We are not going to cite the dog violation, we will cite the fence repair. Lot 22 (Carlsons) went to Pierce County Animal Control to deal with the dog issue which removes us.
 - 2. The fence is in disrepair, and once that is fixed it will solve the dog problem.
 - 3. Kylee has sent the letter to the compliance department, but the compliance department put in a 2nd notice about the dog to Kylee corrected them. 7.9.12
 - 4. It is the responsibility of lot 18 to fix the back fence and side alongside Tom's.
 - 5. Lot 19 (Carlson) shares the expenses of that side of the fence because their house was already constructed.
 - 6. The compliance dept. has it and they will draft up a first letter/friendly letter notice for the fence. Tom should get it tomorrow or Wednesday
 - a. Marc suggests Tom call them to get the ETA on the letter
 - i. Action Item – Tom will call Kylee tomorrow about the status of the lot 18 violation

5. Old Business

- a. Review State requirements for Reserve Studies – Steve
 - i. Steve did this and the formal reserve study is every third year. It does not require that we do intermediate updates every year, but we will do that anyway.

6. New and Deferred Business

- a. If there is snow, we have a contact that Marc has been in touch with and he has us on his list
- b. Tom motions that we don't have a December meeting. Karen seconded, Motion carried.

7. Review Action Items

- a. Carryover Items
 - i. Identify lot where barking dog is located – ACC
 - 1. Steve emailed the neighbor who has complained (Nick) that the dog seems to be in the Richmond North neighborhood.
 - 2. Marc Motions that we table the issue of the barking dog. Karen seconds the motion. Motion carried.
- b. New Items from this meeting
 - i. Bruce will reach out to WA Asphalt Repaving Association and see if they can consult (for free) and give us some direction. One is an old coworker of his. Will reach out late spring.
 - ii. Action Item – Tom will call Kylee tomorrow about the status of the lot 18 violation
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8. Adjourn

- a. Marc motions that we adjourn, Bruce seconds. Motion carried. Adjourned at 5:43 PM

