

Point Richmond Ridge HOA

Board of Directors Meeting

Wednesday; November 20, 2024, 6:00 PST

Treeese Residence

Meeting Minutes

1. Call to Order, 5:56 PM, November 20, 2024.
2. Establish Quorum
 - a. In attendance: Tom Huffman, Steve Treeese, Marc Janes, Tom McKee, Bruce Harjehausen (Zoom)
 - b. New 2025 Board Member Walt Hickey
3. Approved as amended BOD Meeting Minutes for October 2024
 - a. Will forward to AJ Montgomery for upload to PRRHOA website
4. Officers' Updates -
 - a. President – Steve T
 - Action required, HOACS FinCen Email with details for signing up arriving November 22
 - b. Vice President – Marc J – see below
 - c. Secretary – Tom H – See below
 - d. Treasurer – Bruce H –
 - Checking Account end of October \$12,547.58
 - Debits due: HOACS = \$600, Thornhill \$756.70, Washington water \$452.28 (appears excessive – Bruce following up), SouthData (postage/supplies \$174.67, Insurance \$3,160, Legal fees \$350, Tree Services \$3,161
 - Reserves \$19,684.78
 - Dues Owners Paid through October \$24,900 (100%) for July 1 billing for 83 owners
 - Budget (total) vs Actual Expenses (YTD)
 - Tree Pruning/Removal: \$500 vs \$500
 - Contingencies: \$6,569 vs \$5,560.50
 - Play chips: \$2,719 vs \$577.04 (thank you owner volunteers)
 - e. ACC Liaison – Tom M – See below
5. Old Business
 - a. Updates on Website – AJ month to month. In 2025 new board will explore various outside programs that can assist us (example – “TownSq”)
 - b. Corporate Transparency Act status –
 - i. The act will go into effect January 1, 2025, so Steve T has approved FinCEN Report Group to handle our BOD reporting.
 - ii. The BOD needs to make sure we have our correct email addresses in Vantaca for the FinCEN Report group to correctly report. HOACS emailing information November 22nd and will help walk us through it
 - iii. BOD needs to make sure we have the correct Director accounts set up in Vantaca
 - c. Bylaws and Policy Revisions – The revisions include:

- i. Insert for RV screening into Bylaws
 - ii. Prohibition on storage of semi-trailers and tractors into Bylaws
 - iii. Bylaws being consistent with Collection Policy
 - iv. Covenant and Bylaws Enforcement Policy being consistent with Collection Policy
 - v. Steve has revisions mailer going out via mail to Owners by December 1st
6. New and Deferred Business.
 - a. Storm drains cleaning has been delayed to April/May of 2025 at rainy season's end
 - b. Steve T transferred administrative authority to Bruce H for MS 365
 - c. Tom H will have 2024 annual Meeting Minutes posted on PRRHOA website this month
 - d. Steve will include 4th Quarter Newsletter with dues mailing about December 10th
 - e. Steve T will have new/revised Bylaws posted on the PRRHOA website
 - f. Next level Lot 72 abandoned auto letter and fine went out. Owners have moved vehicle and put on new license tags
 - g. Lot 51 has moved forward and is currently addressing their lawn/landscape issues
 - h. Lot 71 has moved their RV out of driveway
 - i. New roles for Board members were assigned for 2025:
 - President – Bruce Harjehausen
 - Vice President – Open
 - Treasurer- Walt Hickey
 - Secretary – Tom Huffman
 - ACC – Liaison – Tom McKee
7. New action items from this meeting
 - a. Regarding the possibility of snow removal from our PRR roads this winter, Marc J will be contacting Jim Caswell. Bruce H will also contact AC Moate (who did our road resurfacing this summer) about providing snow removal services
 - b. Tom M to have HOACS to send out violation letter to lot 83 for constructing a shed without getting approval. The placement, according to Tom M, also is in violation of the Pierce County setback laws
8. New Items for Next Meeting
 - a. Bruce H to follow up on irregular water bill charge from August/September. Tom M to recheck the water system reset in play area
 - b. Speeding in our neighborhood has increased again recently. We will discuss how we can slow these vehicles down, including looking into the purchase or rental of a speed monitoring electric/solar sign
 - c. No December meeting due to holiday schedules. First meeting of the new year scheduled for January 15th. Site to be determined
9. Adjourn - Motion to adjourn by Tom M and seconded by Steve T. Adjourned at 6:59 PM.

We all thank Steve Treese and Marc Janes for their many hours invested in our neighborhood as they roll off the BOD at the end of December. We welcome Walt Hickey and the return of Tom McKee (for a year) to help protect and keep our neighborhood beautiful.