

POINT RICHMOND RIDGE HOMEOWNERS ASSOCIATION
ANNUAL MEETING
November 5, 2022

Minutes of the Annual Meeting of the Point Richmond Ridge Homeowners Association, Gig Harbor, Washington, held at the Gig Harbor Library in Gig Harbor, Washington at 1:00 p.m. on the 5th day of November, 2022.

1. CALL TO ORDER

- a. Board Member Steve Treese (lot 45) called the meeting to order at 1:05 pm.
- b. Meeting in person at the Gig Harbor library, not being recorded.

2. ROLL CALL ESTABLISH QUORUM

- a. 24 owners represented, either in person or by proxy. Quorum has been met.
 - i. 18 in person, 6 by proxy

3. PROOF OF NOTICE OF MEETING

- a. Preliminary information about the meeting was shared in the 3rd quarter newsletter on August 29, 2022
- b. On October 7, 2022 official notice was sent out to all owners at their address of record.
- c. Electronic reminder of the scheduled meeting was sent to all owners for whom we had an email address on November 1, 2022.

4. INTRODUCTIONS

- a. Current board members introduced themselves
- b. Introductions of new owners in 2022
 - i. Lyn and Mollie MacLean (lot 52) introduced themselves

5. MEETING CONDUCT RULES & PROCEDURES

- a. We follow Roberts Rules of Order
- b. Request made to hold questions until after the presentation or until open floor
 - i. Open floor – each person allowed up to 3 minutes to speak, with an additional time depending on schedule.

6. 2021 ANNUAL MEETING MINUTES (November 13, 2021)

- a. Have been posted on the PRR web site since Jan 2022
- b. Motion by Karen Streeby (lot 44), seconded by Norbert Ecker (lot 62) to approve the minutes of the Annual Meeting of HOA Members from November 13, 2021. Motion Carried

7. OFFICERS' REPORTS

- a. President - Steve Treese (lot 45)
 - i. Accomplishments of last year
 - 1. Renewed bark and gravel
 - a. Playground and the Helipad (tract D)
 - 2. Removed falling tree risk
 - 3. Policy for maintenance of common properties
 - a. Randall Lee (lot 38) had a few questions.

1. Remain consistent, slightly, maintain property values
2. Strive for fair and transparent process of enforcement
- iii. 2022 summary of violations
 1. Weed and landscape maintenance – 11 violations
 - a. 9 weeds, 2 landscaping
 2. Next is fence and fence maintenance – 1 violation
 3. Vehicles/Equipment – 2 violations
 4. Barking Dogs/Nuisance – 3 violations
 5. Total violations cited – 17
 6. Violations resolved - 15
 7. Outstanding violations – 2
 - a. Carol (lot 61) – Made an observation; There is a dog that they hear barking, but it lives in the neighborhood next to us (Richmond North)

8. **ELECTION OF DIRECTORS RESULTS**

- a. Due to resignations and reorganization of Directors, there are no elections this year
- b. Directors are elected for 3-year terms
 - i. Bruce Harjehausen and Karen Streeby are in their 2nd year
 - ii. Steve Treese, Marc Janes, and Tom McKee are in their 1st year

9. **OLD BUSINESS**

- a. No additional open items

10. **NEW BUSINESS**

- a. Budget
 - i. Operating Budget and the Reserves Budget
 1. Operating Budget for 2023 is \$41,500
 - a. This is determined by the amount of dues we receive. 83 lots x \$500/year HOA dues
 - ii. Dues stay at \$500 per year for the coming year
 - iii. Reserves Budget
 1. We have been moving \$15K each year from the operating budget to the reserves
 - a. Tom – Question about when the roads may need to be re-done
 - i. That question will be discussed below
 2. We will need to do some asphalt repair around Tract D due to tree roots
 3. We anticipate \$67,700 to come out of reserves in 2023.

4. We anticipate having about \$12,000 left in our reserves at the end of 2023.

a. Roads;

- i. Thickness now is about 2.5 – 3 inches. The county will not maintain unless the roads are at 4 inches
- ii. Bob Malady (lot 5) – Asked if we've looked into chip and seal as a replacement. We are going to look into it.
- iii. We were last seal coated in 2018
- iv. Randall Lee (lot 38) asked – What happened to our former 7-year plan regarding patching the roads?
 1. Steve Treese (lot 45) answered that some of the repairs did not make it 7 years.
 2. Steve clarified that we have gone from a 7-year cycle to a 5-year cycle because of more rapid deterioration
- v. Randall requested that we use Asphalt Patch for all future repairs and not Eagle, the company we used recently.
 1. Bruce (lot 55) clarified that Asphalt Patch would not/was not interested in bidding our project.

b. Reserves Update

- i. 2023 Strategic Reserve Plans
 1. No special assessments scheduled for 2023
 2. We will need to do another official reserve study in 2024
- ii. We need to approve the budget
 1. Carol (lot 61) motions to approve the budget as presented, Norbert (lot 62) seconds. Budget approved as presented, motion carried

c. Open Floor

- i. Carol (lot 61)
 1. They have a few trees in the green space that don't look healthy.
 - a. Tom McKee will go take a look
- ii. Wes (lot 80)
 1. The construction from the development below is still causing their trucks to come through our neighborhood.
 - a. Randall says that Huffington is the general contractor and it's the subcontractors using their trucks to come through our roads.

- b. Randall has the contact info for Huffington and will send it to Steve. Steve will send an official letter.

11. ADJOURN

- a. Karen (lot 44) made a motion to adjourn the meeting at 2:16 pm. Seconded by Bruce (lot 55) Motion Carried.