

Oct 19, 2016

Minutes of Point Richmond Ridge HOA Board

8:02 PM meeting called to order

Attendance: Jim Garrigan
James Watterson
John Stava
A.J. Montgomery

Guest present: Marc Janes

Information items:

- 1) HOACS meeting with member is set up, Jim G to follow through.
- 2) Annual meeting is at Harbor History Museum, Nov 12, 10-Noon
- 3) Thornhill anticipates no increase this year, water is up 20% over the last few years.
- 4) ACC report indicating 3 current cases, one of which is resolved, one needs an initial contact and finally one needs clarification on their plan.
- 5) HOA secretary John Stava is monitoring the HOA mailbox.

New business:

- 1) Richmond Ridge North HOA has contacted us about the bus shelter at 14th and 140th. They are requesting that we enter a joint venture to maintain it as children from both associations use it. Due to the fact that it is on their property and considering liability issues, it was decided to offer to place flyers (provided by that HOA) on our member's doorsteps regarding a cleaning day.

Old business:

- 1) Road reserve fund. Upon a Motion by Garrigan, Second by Stava, Passed by board, HOACS will be asked to establish in the records, a road reserve fund, separate from the general fund. The balance of said fund to reflect \$21,000.00 (\$11,282.75 carried over from 2015 plus \$9717.25 for 2016)
- 2) Records of membership. The county assessor has the legal responsibility to notify our HOA (HOACS in our case) upon transfer of property ownership. Traditionally the county assessor has been weak on that point, and as a result, our treasurer will contact the assessor periodically as the treasurers of past years have done.
- 3) Annual assessments. In following the direction of the membership at last year's general meeting, we discussed the \$280.00 per year annual fee. In light of the fact that after all expenses have been paid for the year, we seem to have a small surplus. Not anticipating any major projects, and ensuring the Road reserve fund, we are confident that no increases will be needed this year.
- 4)

Final business of the Night:

1) The resignation of Zach Thuli from the board was reluctantly accepted with our thanks. In accordance with article 7 of the Articles of Incorporation, and article 3.2.4 of the bylaws, the majority of the remaining Directors appointed Marc Janes as a director to complete the term of Director Thuli.

Meeting adjourned 9:36PM (Motion by Garrigan, Second by Montgomery)