

Point Richmond Ridge HOA

Board of Directors Meeting

Wednesday; September 18, 2024, 6:00 PDT

Treese Residence

Meeting Minutes

1. Call to Order, 6:00 PM, September 18th, 2024.
2. Establish Quorum
 - a. In attendance: Tom Huffman, Steve Treese, Marc Janes, Tom McKee
 - b. Absent: Bruce Harjehausen
 - c. Guest attending part of meeting: Has asked his name to be withheld
3. Approve BOD Meeting Minutes for August 2024.
 - a. May minutes approved after board member review.
 - b. Will be forwarded to AJ Montgomery to upload to PRR HOA website.
4. Homeowner concern
 - a. Neighbor was granted time to speak and lodge a complaint concerning a large 5th Wheel RV parked next door blocking territorial view from neighbors lot. The neighbor said he has been advised by a real estate agent that the presence of the trailer will reduce his home value between \$50K - \$75K. Efforts according to neighbor of having the RV removed from his fenced back/side yard view were rejected by the owner next door.
 - b. The relevant HOA governing document that would apply here is Covenant 10b and Bylaw 7.9.6 – “... campers, mobile homes, motor homes, ... shall be stored within garages or otherwise screened from view by neighbors and users of abutting roads;”.
 - c. The BOD finds the word “screened” a problem as it has never been defined.
 - d. The neighbor has asked that the HOA Covenant be enforced in this case.
 - e. The BOD has determined that the next step is to reach out to the owners and meet with them in the coming weeks to listen to their side of the story. At the same time the BOD is reaching out to HOACS asking how other HOAs in the state where RVs are allowed to be stored have dealt with or worded their Bylaws.
 - f. In addition, the BOD is conferring with our lawyer on this issue.
 - g. The BOD sees a need to provide a more updated detailed definition for this Bylaw and will be working on it to that end. Once we have met with the owners and received their input we will determine the next steps.
5. Officer’s Updates were not presented to allow focus on specific issues with time criticality.

6. Old Business
 - a. Updates on Website – No action
 - b. Corporate Transparency Act status – No new information
 - c. Tree Trimming & Bracing Project – It was completed on September 9th, and we are waiting for the bill.
 - d. Preparation for Annual Meeting:
 - i. 2025 Operating Budget has been approved
 - ii. We are waiting for the 4-page document that must be attached to the Annual Meeting Announcement summarizing the approved Reserves plan.
 - iii. We have the 3 candidates identified for the Director election: Walter Hickey, Dorian Steele and Tom McKee. Tom H will be sending the Official Notice for the “State of Candidates and Opportunities for Additional Nominations” announcement to owners prior to September 23rd through HOACS.
 - iv. The meeting announcement & ballots will be mailed to owners by October 12.
 - v. The meeting place has been successfully reserved by Steve T and will take place at the Gig Harbor Pierce County Library meeting room on November 9th at 2:00 PM.
 - e. Renewal of HOACS Contract
 - i. HOACS has proposed a Collections Policy rewording.
 - ii. Our contract with HOACS is up for renewal before the end of the year. We will need to provide a Collections policy to them at that time.
 - iii. The proposed policy will need to be reviewed, revised as necessary, and approved.
 - iv. This will likely have to be in November.
 - f. Suggested revisions to Bylaws/Enforcement Policy was tabled for now.
7. New and Deferred Business.
 - a. Storm drain cleaning has been delayed to April/May of 2025 at rainy seasons end.
 - b. Newsletter 3rd Quarter and open space policy - Steve has prepared and board updated and approved. It has been sent out to owners through HOACS.
 - c. Next level Lot 72 abandoned auto letter and fine going out
8. New action items from this meeting
 - a. Website management plan – no discussion at this meeting.
 - b. Storm drains – Tom M is proceeding to clean out filter socks in drains as needed. Vacuum cleaning of identified storm drains will be planned for April or May next year. We will then notify the county to check the drains again.
 - c. Violation Letter Updates – Lot 51 lawn issue has come back into violation and Tom M will have HOACS send letter. Steve T will email owners about this to see what they are doing.
 - d. Question on lot 72 vehicle violation. Vehicle has new tags, so Tom M will see what they are planning.
 - e. Lot 71 RV has been stored in the drive for a month or so. May need a violation letter if not being used on weekends. Tom M to follow up.
 - f. 3rd Quarter Newsletter sent out along with updated Open Spaces policy.

9. New Items for Next Meeting

- a. Separate Montgomery RV issue meeting request to go out. Pressing to happen in next several weeks. See additional actions under item 4 above. Marc J
- b. The October BOD meeting has been moved to Wednesday 10/30 so that all board members can be present.

10. Adjourn

Motion to adjourn by Marc J and seconded by Tom M. Adjourned at 7:24 PM.