

Point Richmond Ridge HOA

Board of Directors Meeting

Wednesday; October 16, 2024, 4:00 PDT

Janes Residence

Meeting Minutes

1. Call to Order, 4:00 PM, October 16th, 2024.
2. Establish Quorum
 - a. In attendance: Tom Huffman, Marc Janes, Tom McKee, Bruce Harjehausen
 - b. Absent: Steve Treese
3. The purpose of this special meeting is to discuss updating, clarifying and adjusting language of Bylaw 7.9.6 as it applies to the storage of RV's and their appropriate site line or view to the neighborhood.
 - a. As stated in Bylaw 1.1 – This Association was established to benefit Owners and to protect their investments. Covenant 4 – general HOA responsibility to “secure and protect future Owners and to protect their investments. Clarifying 7.9.6 will strengthen the BOD’s tools to protect the Owners investment.
 - b. The current Bylaw 7.9.6 states ... campers, mobile homes, motor homes, ... shall be stored within garages or otherwise screened from view by neighbors and users of abutting roads:” The Bylaws include restrictions on how long a vehicle can be kept in view while it is being prepared and about how long an RV can be used by visitors. The problem here is “screened” is not defined.
 - c. Reviewing PRR precedent, RV's and trailers have been allowed if kept behind fences, substantially screening them from the road. Tops of RV's have been allowed to be seen over the fence. This is not strict enforcement of the Covenant but has been considered to comply with the spirit of the Covenant. In general, the BOD has not up until now and had to address concerns about RV and trailer visibility from adjacent lots. In most cases, the trailers are screened from neighbors by the house and trees, bushes, or terrains. This was interpreted as complying with the intent of the law Covenant.
 - d. What has changed in recent years is some of the RV's and other vehicles Owners have brought in to the community are much larger to the extent that they sometimes cannot be screened very well from view. Therein lies the problem and we now have a complaint to deal with.
 - e. The BOD all agrees that having a good number of Owners in our neighborhood that have the lot set up to store their RVs on their property is a major selling point and adds value to their homes. The BOD is striving to protect this value point.
4. The board members spent considerable time and effort reaching out to our HOACS, our lawyer and the internet to see how other HOA's have written their language and how they go about enforcing their Bylaws on this situation.
 - a. After taking into consideration the front fence/gate height allowed by Pierce County without getting a permit to go higher, the BOD agreed and voted to have 6 feet be the height allowed or standard from the street.

- b. Taking into consideration the side view for those lots that have the capabilities of housing an RV and the heights of the RVs, Marc Janes has crafted the paragraph listed below to be inserted as the second paragraph of Bylaw 7.9.6.
 - c. "An RV shall be considered adequately "screened from view" from the street if concealed by a standard 6-foot fence, and from the side if the difference between the RV height (roof line) and the height of the screening surface (ACC-approved fence, lattice, or natural vegetation) represents visible exposure of no more than five feet. (E.g., 11-foot-foot-foot RV height + 6-foot fence height = 5-foot exposed surface, adequate screening. A 13-foot-high RV would require 8-foot screen height to be considered adequate.) The length of the screen shall be no less than the overall length of the RV body."
 - d. The following text is proposed for insertion as the final paragraph of Bylaw 7.9.6. "Under no circumstances may semi-trailers (dry box or flat) or semi-tractors be stored in Point Richmond Ridge."
 - e. Next step will be to review and approve or adjust and approve this more precise language at our BOD meeting scheduled for October 30, 2024.
5. Adjourn

Motion to adjourn by Tom M and seconded by Bruce H. Adjourned at 4:55 PM.