**Point Richmond Ridge HOA**

**Board of Directors Meeting**

**Wednesday; April 16, 2025, 6:02 PDT**

**Harjehausen Residence**

1. Call to Order, 6:02 PM, April 16, 2025.
2. Establish Quorum
	1. In attendance: Tom Huffman, Walt Hickey, Bruce Harjehausen, Tom McKee
	2. Vice President seat open
3. Approved as adjusted BOD Meeting Minutes for March 19, 2025
	1. Forwarded PDF copy to Shameless Promotion to add to our PRRHOA website and a copy to our Community Solutions website to place under the “Documents” section
4. Officers’ Updates – Board is eliminating this section as it is repetitive, and each officer responds to the tasks they are working on below. For the last time, finance numbers will briefly be discussed here. As of March 31st, 2025, the PRRHOA had an operating budget in the bank of $27,304.26. We had a reserve of $19,783.01 for a total of $47,087.27. Please refer to your HOACS portal under Finance March, for more details
5. Old Business
	1. Updates on Website – Walt H met with Dave Krogle our web developer from Shameless Promotions and provided additional suggestions and content for the PRRHOA updated website. Backgrounds have been changed, new photos of our neighborhood and surrounding Gig Harbor scenes such as the Tacoma Narrows Bridge and our GH lighthouse. A Peninsula school district calendar of events and easier access to the various topics are also being added. We are still on schedule for an early summer launch.
	2. Mission Statement – After a bit more wordsmithing, the final version of our new mission statement was approved by the board of directors and will be added to our updated PRRHOA website. The new statement reads as follows: “For the benefit of all homeowners and to preserve and enhance a beautiful, well-maintained, and safe environment, the Point Richmond Ridge Board of Directors will uphold the Covenants, By-laws, and Declarations in an ethical and fiscally responsible manner to promote a sense of community while striving to optimize property values now and in the future.”
	3. Lot 79 Tree Obstruction – Tom M reports that the owner/renter had their tree service trim the corner tree limbs back on April 4th and the complaint was rectified
	4. Playground water – This has remained an issue, and it continues to leak. Tom M had S. Peacock Landscaping out to check for leaks. Tom M also spent a considerable amount of time on the phone with the water department discussing their meter readings and charges. The system has been turned off since fall. Tom M and Bruce plan by the end of April to isolate or cap off each sprinkler line at the valve box, check for leaks and replace the solenoids.
	5. Spring Clean Up – Walt H is considering various ways to assist homeowners that still need to clean up there landscaping. The possibility of bringing in a dumpster is being explored
	6. Homeowner Recognition Program – Walt H is attempting to put together a letter to owners with criteria for those who wish to participate. It could be dubbed “The PRR Perfection Curb Appeal” alliance. This summer’s community BBQ could be used to recognize and appreciate those who put in the effort and excel. Gift cards to someplace like Home Depot were discussed but not approved at this writing.
	7. Storm Drain Cleaning – Tom M will shoot to have what he determines are 5 drains cleaned, vacuumed and some filters replaced by the end of spring
	8. FinCen Status – Bruce H announced that this government program as it applies to USA HOA’s has be rescinded. The Board had hired a company to handle the maintenance of our members’ information. We requested a partial refund since it will not continue. We were told as were other associations that there would not be one as most of the work had already been done up front.
6. New Business.

The Washington State Legislature – Bruce H has been informed by our HOACS that a new bill has just passed and is on the governor’s desk to be signed that will heavily impact all HOAs starting on January 1, 2026. Named SB5129, it means certain WCCIOA requirements will apply to “all” associations. It introduces major changes in how associations plan meetings, make decisions, communicate with members, and prepare budgets. A webinar to explain in more detail and chaired by Burleigh Law whose expertise is with HOA’s, will happen April 22nd. Tom M will be on the call to take notes and report back to the BOD at Mays meeting.

1. New action items from this meeting

Secretary Status – Tom Huffman will most likely be moving out of state soon. If this occurs and we are not able to bring on a new fellow homeowner, Bruce H will take back the responsibility of Treasurer as well as remaining President and Walt H will move over to Secretary

1. Adjourn - Motion to adjourn by Walt H. Adjourned at 7:25 PM. Next BOD meeting scheduled for Wednesday May 21st