**Point Richmond Ridge HOA**

**Board of Directors Meeting**

**Wednesday, May 21, 2025, 6:00 PM PST**

**Hickey Residence**

**Minutes**

1. Call to Order

The meeting was called to order at 5:55pm

1. Establish Quorum

3 of 3 board members present: (quick remarks about increasing board membership)

1. Approve BOD Meeting Minutes from March 2025 Meeting

Motion to approve by Bruce H., seconded by Tom Mc.

1. Treasurer Update

Checking account: $25,961

Reserve account: $19,789

Property taxes paid

No recent major expenditures

No outstanding fines at present

All homeowners have paid their first installment of HOA fees (Baldwins still owe $75)

Discussion about how HOACS assesses administrative costs for violation letters

1. Old Business
   1. Website

The website is nearly ready for release

A couple of minor edits need to be implemented

We want to add an FAQ section

* 1. Playground water

Problem solved: issue with battery back up contributed to extra watering

Batteries in control unit need to be replaced on a scheduled basis

Schedule to be added to the Calendar on the website

* 1. Spring Clean Up-Walt

Looks like it will be a “Summer Spruce Up” closer to the HOA barbecue date

To be organized using the new website

* 1. Homeowner Recognition Program

We are recruiting homeowners to do observations and scoring

Awards at the Summer Barbecue

* 1. Storm Drain cleaning

Tom M. will arrange an appointment for assessment

Costs may exceed what has been budgeted. Estimate may exceed $3500

* 1. SB5129

Items pertaining to the conduct of business of the HOA board and bylaws are subject to review to be consistent with this new Senate bill. Bruce will take the lead. Look to implement new bylaws in January 2026.

1. New Business
   1. Summer BBQ

This year it will be July 26. It will be calendared in future years on **the 3rd Saturday of July.**

* 1. Annual Crack Seal

Bruce H. made a motion to approve the cost of sealing 2500 linear feet of cracks in our streets. Seconded by Tom M. Work to be completed by A.C. Moate

* 1. Tract E along 12th Ave (Others?)

The weeds adjacent to the park (Tract E) along the street are not consistent with recommendations in the bylaws. The HOA common areas need to be a model of the bylaws related to “sightliness”. Thornhill Landscaping is contracted for removal of weeds in common areas. Bruce H. will contact them to discuss the matter.

Further discussion ensued regarding a request for RFP’s for a new landscaping company.

* 1. Lot 39 lawn (Others?)

Point Richmond Ridge homeowners do a great job in maintaining their yards save a few homeowners that consistently fail to maintain their properties. The ACC will continue to cite homeowners whose properties do not meet the standards set in the bylaws.

* 1. By-Law 7.3… unlicensed ATV’s, Scooters, Go-Karts, golf carts

Recently there has been a couple of nuisance vehicles (go-karts) that have been speeding through the neighborhood in the evening. The source or home for the operators has not been identified. Further vigilance is required at this point to determine who is responsible for these activities.

* 1. BOD Recruitment

Bruce, Tom and Walt will identify dates and publish through the website when they canvass the neighborhood and meet with families face to face to request participation on the board. The HOA BOD will have vacancies as of this Fall’s annual HOA meeting.

1. Review Action Items

The request for an extension by AJ Montgomery re.: fence to conceal his RV was granted. (45 days)

1. Adjourn

Meeting adjourned at 7:35pm