

Point Richmond Ridge HOA

Board of Directors Meeting Agenda

Date: January 21, 2026

Time: 6:00PM

Location: Microsoft Teams

Call to Order

Time Called to Order: 6:05

Board Members in Attendance / Establish Quorum

The following Board Members were present, and a quorum was established:

- Chris Norton
- Bruce Harjehausen
- Fred Brantner
- Walt Hickey
- Lauren Wagner

Homeowner Forum (15 minutes)

Lot 83 was present and expressed concern that the Board had not responded to a prior request.

Approval of Minutes from Previous Meeting

November Meeting Minutes

- A motion was made and seconded to approve the November meeting minutes as presented. The motion carried.

December Meeting Minutes

- No meeting was held in December, therefore, there we no minutes to approve

Officer Reports

Bruce Harjehausen: Reported that HOA Community Solutions (HOACS) successfully restored Vantaca functionality, including the implementation of new Board email addresses for the 2026 Board members.

Fred Brantner: Reported that there was nothing to report as the financials had not yet been received.

Walt Hickey: No report

Chris Norton: No report

Lauren Wagner: No report

Unfinished Business

1. Point Richmond Ridge Website Calander

Background: The Point Richmond Ridge website currently links to an outdated calendar.

The task of linking a new calendar remains open and on the agenda for action.

Action Required: Walt Hickey will reach out to contacts for support in updating and linking the new calendar on the website.

New Business

1. Vegetation Encroachment Affecting Right-of-Way Sight Lines

Background: Lots 79 and 54 were identified as having vegetation that is encroaching into the right-of-way and obstructing sight lines.

Action Required: The ACC will review the issue and take appropriate action.

2. Bids for landscaping

Background: PPR HOA is seeking bids from a landscaper or landscaping company to provide all labor, materials, and equipment required to perform the services outlined in the Scope of Work. The Association is currently contracted with Thornhill Landscaping and is exploring alternative bids to evaluate service quality and ensure the effective use of Association funds for maintenance of the common areas.

Action: Walt Hickey drafted a Request for Proposal (RFP) and will revise the draft to require that contractors be licensed and bonded in the State of Washington. The Board will review and consider approval of the revised RFP at the next meeting, at which time it may be finalized for distribution.

Convene to Executive Session

6:05pm - Estimated Executive Session Duration: 65 minutes

Account #: PRRH1044251 – Violation response review + \$125 fine waiver request

Account #: PRRH1044327 – Violation response review

Reconvene to Open Session

Open Session reconvened at 7:10pm

Account PRRH1044251 — Violation Response Review, Fine Waiver Request

Motion: To waive the \$125 violation fine for Account PRRH1044251.

Result: Motion passed

Account PRRH1044327 — Violation Response Review; Homeowner Dispute

Motion: To issue a formal written response to the homeowner disputing the violation for Account PRRH1044327.

Result: Motion passed

Adjournment

Motion to adjourn was made by Bruce Harjehausen and seconded by Lauren Wagner

The motion carried and the meeting was adjourned at 7:40 p.m.

Next Board Meeting

February 26th 2026 / 6pm / Microsoft teams, virtual meeting