

Point Richmond Ridge HOA

Board of Directors Meeting

Date: April 15, 2026

Time: 6:00PM

Location: Harjehausen Residence

Call to Order

Time Called to Order: 6:06PM

Board Members in Attendance / Establish Quorum

A quorum was established with the following members present:

- Bruce – President
- Fred – Treasurer
- Chris – ACC
- Lauren - Secretary

Homeowner Forum (15 minutes)

No homeowners attended or raised items for discussion during this meeting.

Approval of Minutes from Previous Meeting

Fred moved to approve the March Board Meeting Minutes. Chris seconded. The motion carried.

Officer Reports

- Vice President-Walt
 - The calendar page on the website has been updated.
- Secretary-Lauren
 - Nothing to report
- Treasurer-Fred
 - March Statement of Revenues and Expenses included at the bottom of meeting minutes
 - Catch basin cleaning is scheduled for March 24th
- ACC-Chris
 - Graffiti painted on some PRR signs and elsewhere locally. This has been cleaned up.

Unfinished Business

1. Lot 83 violation

Background: Letter hand delivered to homeowners on 1/18/26 stating compromise in regard to the chickens. Email message received from homeowner on 2/26 saying that their attorney is reviewing the matter and that they will respond after that review. Letter to homeowner sent on 3/23 giving them until 4/8 to accept the compromise or be assessed a \$125 fine.

The M&P Covenants were drafted in consultation with the Washington Farm Bureau and were intended to use the Washington State Department of Agriculture (WSDA) legal

definition of "livestock." This understanding is reflected in the 2018 Board meeting minutes and was subsequently confirmed by two former Board presidents who served during the adoption and later administration of the Covenants. Under Washington law, livestock includes horses, cattle, bison, swine, sheep, goats, llamas, alpacas, ratites (ostriches and emus), poultry, waterfowl, and game birds.

The Association's Bylaws later clarified the Board's interpretation of the M&P Covenants. Article 7, Section 7.4 (Control of Animals) was adopted to clarify how the existing livestock restriction would be applied. The bylaw states that livestock includes poultry, using Pierce County's definitions. This did not create a new rule or change the M&P Covenants. It simply clarified that chickens and other poultry were already considered livestock under the existing restriction.

Action Required:

- Bruce and Chris request an in-person meeting regarding situation.

2. Landscaping (Bruce)

Background: Bruce signed paperwork to hire Father Nature as a new landscaping company. Bruce to meet with Father Nature on April 16th to walk the property and review their proposed scope of work. The discussion will focus on maintenance of common areas and bringing neighborhood entrances up to HOA standards.

Action Required: The Board will determine whether to organize an HOA work party to assist with spreading materials or to obtain a bid for delivery and installation of materials by a contractor.

3. Website calendar (Walt)

Background: Website calendar has been updated

Action Required: None, item is complete

4. Catch Basin cleaning (Fred)

Background: The basin cleaning has been scheduled for April 24th

Action Required: None, item will complete this month

New Business

5. Moran Fines

Background: Homeowner (Lot 4) was assessed a fine for landscape maintenance of \$150 on 6/10. Another fine for trash containers of \$125 was assessed on 6/9. Total of Fines + Late Fees is \$425, Admin Fees is \$96

Action Required: The Board will follow up with the homeowner by letter to seek settlement of the outstanding balance by offering to waive the fine and late fees provided they pay the Admin Notice fees

6. Nieves Dues

Background: Homeowner (Lot 18) is delinquent on last two dues payments. Late fees are \$250 and admin fees are \$144.

Action Required: The Board will follow up with the homeowner by letter to seek settlement of the outstanding balance by offering to waive the late fees and offering a payment plan for the dues and admin notice fees.

7. No Soliciting Signs

Background: A neighbor raised concerns about increased solicitation in the community, including frequent delivery of cards, promotional items left on residences, and door-to-door business solicitations.

Action Required: Board reviewed the matter and approved the purchase of three new “No Soliciting” entry signs. The signs will be installed on existing metal poles currently displaying the “Private Road – No Unauthorized Heavy Vehicles” signage. Lauren will order the signs, and Chris will install them upon receipt.

8. Spring Newsletter

Background: The Spring newsletter needs to be mailed to HOACS and distributed to homeowners.

Action Required: Bruce will provide the newsletter to HOACS for mailing and distribution, including seasonal reminders to homeowners.

Convene to Executive Session – N/A

Estimated Executive Session Duration: N/A minutes

Reconvene to Open Session – N/A

Make and vote on any required motions in open session.

Adjournment

Time Adjourned: 7:15pm

Next Board Meeting

May 20th 2026 / 6:00pm / Harjehausen Residence

March Statement of Revenues and Expenses

March 1, 2026 – March 31, 2026	
Account Balances	
Account	Balance
Checking Account	\$22,054.53
AAB Reserve – 5357	\$35,765.10
AAB Association MMA	\$35,765.10

Operating Income

Category	Current Month	Year to Date (YTD)
Assessment Income	\$0.00	\$24,699.00
Late Fees	\$0.00	\$125.00
Fines Income	\$0.00	(\$125.00)
Returned Payment Fee	\$0.00	\$0.00
Admin Notice Fee – HOA-CS	\$0.00	\$84.00
Investment / Interest Income	\$0.50	\$1.45
Total Income	\$0.50	\$24,784.45

Operating Expenses (March 2026)

Expense	Amount
Strongroom Fee	\$10.00
Legal / Lien Fees	\$187.50
HOACS – Management	\$679.80
Mail House (Postage & Supplies)	\$1.20
Tax – Property	\$477.13
Landscape Maintenance	\$756.70
Water	\$26.52
Total Operating Expenses	\$2,138.85

Reserve Account Activity	
Item	Amount
Total Additions (March)	\$30.35
Interest Paid (YTD)	\$88.05

Accounts Receivable Aging (as of 2/28/2026)	
Category	Amount
Outstanding Dues	\$600.00
• Nieves - Lot 18	\$600.00
Administrative Fees Due	\$240.00
• Nieves - Lot 18	\$144.00
• Moran - Lot 4	\$96.00
Late Fees Due	\$400.00
• Nieves - Lot 18	\$250.00
• Moran - Lot 4	\$150.00
Violation Fines	\$275.00
• Moran - Lot 4	\$275.00