

Point Richmond Ridge HOA

Board of Directors Meeting

Date: May 20, 2026

Time: 6:00PM

Location: Harjehausen residence

Call to Order

The meeting was called to order at 6:04 PM.

Board Members in Attendance / Establish Quorum

A quorum was established with the following members present:

- Bruce– President
- Walt– Phoned in
- 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

Chris moved to approve the April 2026 Board meeting minutes. Bruce seconded. The motion carried.

Officer Reports

President

- Catch basin cleaning was rescheduled to May 21, 2026, due to contractor staffing shortages.
- Contacted Father Nature Landscaping to request a proposal for refreshing the common area landscaping. Quote is pending.

Treasurer – N/A

Secretary pulled HOA financials from HOACS documents and listed at the bottom on agenda. The latest HOACS report is current through 4/30/26.

ACC

- **Lot 72 | XN 1524518:** HOACS issued a Courtesy Notice with Fine Warning for property maintenance violations, including mowing, edging, weed removal, and vegetation trimming. Notice sent 5/7/26 with a 30-day compliance period. Follow-up inspection scheduled on or after 6/6/26.
- **Lot 72 | XN 1524519:** HOACS issued a Courtesy Notice with Fine Warning regarding an inoperable vehicle visible from the street. Owner was requested to remove the vehicle from view and store it in the garage or off-site. Follow-up inspection scheduled on or after 6/6/26.

Secretary

- Deconstructed bike jumps in the tract area that had been built by neighboring children. Spoke with the children and advised that no additional building is permitted.
- No Soliciting signs have been posted at all three entrances.

Unfinished Business

1. Lot 83 violation

Background: President and ACC met with Lot 83 owners. Owners to send over documents with more details that they found. The board is scheduled to review in 5/20's meeting.

Action Required: After review, the Board determined Lot 83 is in violation and approved issuance of a violation letter through HOACS.

2. Moran Fines

Background: HOACS mailed letter to owners on April 28th, offering compromise to waive the Late Fees and the Fines provided the Admin Notice fees are paid.

Action Required: Owner responded and made payment. No further action is required.

3. Nieves Dues

Background: Sent offer to waive late fees, if payment plan is set up for admin feeds and outstanding dues. The letter is good for 30 days.

Action Required: Pending response. Compromise expires May, 28th 2026.

New Business

4. Lot 69 Tree Review

Background: Lot 69 owner reported a dead tree in the common greenbelt behind the property and requested arborist review due to safety concerns.

Action Taken: President responded and advised we Board will review and follow up. ACC to reach out to Arborist to have tree reviewed.

5. Landscaper Added Cost

Background: The new landscaper quoted \$1456.40 for 1 hour and 22 minutes per visit. Based on their last visit, this may not be enough time, as sections were missed. The cost to add 38 minutes is \$352.50 for new per visit cost of \$1808.90

Action Taken: Board agreed to not increase cost at this time and give them another opportunity to get the lay of the land and as 1 hour and 22 minutes should be enough time for all areas.

6. Intersection Vegetation / Property Maintenance Concern

Background: Owner reported dense vegetation at the northeast corner of 139th St. NW and 12th Ave Ct. NW creating a visibility and pedestrian safety hazard, and later raised concern regarding overgrown landscaping at 1201 139th St. NW.

Action Taken: Board and ACC responded that the matter will be reviewed.

Convene to Executive Session

N/A

Reconvene to Open Session

N/A

Adjournment

The meeting was adjourned at 7:12 PM.

Next Board Meeting

The June meeting is scheduled for Wednesday, June 17th, 2026 at 6:00 PM at a Harjehausen's residence.

Balance Sheet as of 4/30/2026

Category	Operating	Reserve	Total
Assets			
000101 - AAB NEW Operating Account 2938	\$20,848.32		\$20,848.32
000200 - Reserve Account		\$35,794.49	\$35,794.49
Total Bank Accounts	\$20,848.32	\$35,794.49	\$56,642.81
Total Assets	\$20,848.32	\$35,794.49	\$56,642.81
Liabilities / Equity			
210200 - Prepaid Assessment	\$1,741.13		\$1,741.13
Total Liability	\$1,741.13		\$1,741.13
320000 - Retained Earnings	\$2,381.76	\$35,677.05	\$38,058.81
390000 - Net Income	\$16,725.43	\$117.44	\$16,842.87
Total Equity - Retained Earnings	\$19,107.19	\$35,794.49	\$54,901.68
Total Liabilities / Equity	\$20,848.32	\$35,794.49	\$56,642.81