

## Point Richmond Ridge HOA Board of Directors Meeting

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**Date:** Thursday, July 16, 2026

**Time:** 6:00PM

**Location:** Harjehausen Residence

### Call to Order

Time Called to Order: 6:03 PM

### Board Members in Attendance / Establish Quorum

A quorum was established with the following Board members present:

- Bruce, President
- Walt, Vice President
- 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

Bruce moved to approve the June 2026 Board Meeting Minutes as presented. Walt seconded the motion. The motion carried.

### Officer Reports

- Vice President-Walt
  - Upcoming BBQ and Lawn Tractor Races. The double-elimination event will include registration beginning at 12:15 p.m., with racing starting at 12:30 p.m. The course will run south on 12th Avenue from near the playground, with the finish line at the playground. Prizes will be awarded to the top finishers.
- Secretary-Lauren
  - Annual Neighborhood Potluck & Barbecue will be Saturday, August 1, 2026, at 12:00 PM in the playground. The event is being coordinated by neighborhood volunteers, with Tom McKee serving as grill master. Homeowners are encouraged to bring a dish to share and enjoy hamburgers, hot dogs, and soft drinks provided by the volunteers.
- Treasurer- vacant
  - Financial Report at end of minutes
- ACC-Chris

- Per HOA Property Landscape Policy 1 c. Owners are permitted and expected to trim plants that grow out of the areas into their property up to 3 feet from their property line. This includes blackberries. Cuttings should be placed back in the area for composting.

## Unfinished Business

### 1. Lot 83 violation

**Background:** Lot 83 homeowners appealed to the Board's determination and requested a hearing in accordance with Bylaws 7.6 and 7.11.2 and the Policy for Hearings on Governing Document Violations. Hearing committee has been set per Hearing policy, and Hearing has been set up by HOACS for July 22<sup>nd</sup>

**Action Required:** None at this time

### 2. Lot 79 & 55 Trees impacting sight lines

**Background:** Formal complaints have been submitted regarding trees in sightlines, near corners of lot 79 and 55. Trees need to be trimmed out of sight lines. Per Bylaw, road should have 3' of clearance from ROW.

**Action Required:** ACC to reach out to 79, 55 to trim bamboo away from sight line.

#### 1. HOA Landscaping/Common Areas

**Background:** This spring, Board members Chris Norton, Bruce Harjehausen, Walt Hickey, and Lauren Wagner, along with homeowners Gerald Reed, Francois Vigneron, Tom McKee, and Bob Maladay, volunteered many hours to restore the playground and neighborhood entrances by trimming vegetation, hauling debris, refreshing landscaping, and improving our common areas. Thank you to everyone who donated their time, equipment, and hard work. As in past years, volunteers have played an important role in maintaining areas beyond the scope of the landscaping contract.

**Action Required:** The Board will continue evaluating the best long-term approach for maintaining these spaces.

## New Business

### 3. Arborist Review of Tree - Lot 29

**Background:** Pat Schreiner requested an arborist evaluation of a Madrone tree in the greenbelt behind 13615 11th Ave NW. The arborist determined the Madrone has severe trunk rot and is hung up in a Douglas fir, requiring removal. The tree will be left as a 10-foot habitat snag, with debris chipped and left in the greenbelt. The alder on site will also be topped to remove the dead top at no additional charge. The total cost is \$5,187.

**Action:** Walt motioned to approve; Chris seconded, the motion carried.

#### 1. HOA greenbelt fallen tree- Lot 80

**Background:** Board reported tree fell from greenbelt and is in HOA property, tree needs to be cut up and moved

**Action Required:** Bruce to reach out to Steve the Arborist to see if he can cut up tree and place back in greenbelt or haul.

#### 2. Dead Tree – Admiralty Ridge

**Background:** The HOA received an email from Admiralty Ridge regarding a dead fir tree located in PRR's Tract G buffer along the entry road near their north gate. The tree has been identified as a potential safety hazard to vehicles and pedestrians.

**Action Required:** Bruce will measure to ensure tree is on PRR HOA property. Pending review and remedy if needed by Steve the Arborist.

### 3. Second Quarter 2026 Newsletter

**Background:** This newsletter provides updates on recent Association activities, upcoming events, and other items of interest to homeowners.

**Action Required:** A draft of the HOA Newsletter was prepared and forwarded to the President for review and to mail out.

## Convene to Executive Session

N/A

## Reconvene to Open Session

N/A

## Adjournment

Time Adjourned: 7:17 PM

## Next Board Meeting

August 19<sup>th</sup> 6:00PM

## June 2026 Financial Summary

- Checking Acct = \$20,034.46
  - Debits:
    - HOACS = \$679.80
    - HOACS Notice Fees = \$10.00
    - Strongroom Fee = \$10.00
    - Father Nature = \$1,574.37
    - Washington Water = \$25.92
    - Mail House (postage/supplies) = \$59.00
    - Website Host = \$873.22
    - Hemleys = \$1,999.85
    - Arborist = \$4,478.25
- Reserves = \$35,854.34
  - MMA - \$35,824.89
    - \$29.45 Interest credit (\$177.29 YTD)
- Dues/Fees/Fines:
  - Dues Paid YTD = \$24,923 [\$11,041 2nd half dues collected]
  - Outstanding Dues = \$376
    - Nieves = \$376
  - Admin Fees Due = \$168
    - Nieves = \$168

- Admin Notice Fees Paid (YTD) = \$192
- Late Fees Due = \$300
  - Nieves = \$300
- Late Fees Paid (YTD) = \$125
  - Fines Due = \$0
  - Fines Paid (YTD) = \$0
- Major Expenses Planned for 2026 | Nothing more