Point Richmond Ridge HOA
Board of Directors Meeting Minutes

Date: August 19, 2026
Time: 6:00PM
Location: Hickey Residence

Call to Order
Time Called to Order: 6:09 PM

Board Members in Attendance / Establish Quorum
• Bruce, President

• Walt, Vice President

• Chris, ACC

• Lauren, Secretary

Homeowner Forum (15 minutes)
- Patrick Marquartt, Lot 83 present

Approval of Minutes from Previous Meeting
- July 15, 2026 Board Meeting Minutes

Officer Reports
- Vice President-Walt
  - Reported that the BBQ and tractor races were a success.
- Secretary-Lauren
  - Shared that the community provided positive feedback regarding the BBQ and tractor races. Attendance was excellent, with more than 40 homeowners participating.
- Treasurer
  - Report below meeting minutes
- ACC-Chris
  - Fences to discuss below

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. Response received 4/1 asking that the chickens be grandfathered in.
HOACS sent letter to homeowner saying that, after consideration of their documents and the M&PC's, they are deemed to be in violation and must relocate the chickens out of the neighborhood. HOACS notified Bruce Harjehausen on 6/10 that the Homeowner has

requested a hearing in accordance with ByLaw 7.6 & 7.11.2 and the POLICY FOR HEARINGS ON GOVERNING DOCUMENT VIOLATIONS.
Hearing was held and decision made to uphold the violation was sent to homeowners. Homeowner responded, not accepting the decision, threatening a lawsuit.

Action Required: See notes under Executive Session below

2. **Dead Tree behind Lot 47**

   Background: Email received from homeowner of Lot 47 (Bracken) on 6/10 notifying us of a dead tree behind their property. Steve the Arborist looked at it and agreed that it needs to be removed. His proposal is $2,454.75
   Action Required: none, tree was removed

3. **Topic 3**

   Background:
   Action Required:

4. **Topic 4**

   Background:
   Action Required:

5. **Topic 5**

   Background:
   Action Required:

6. **Topic 6**

   Background:

Action Required:

New Business

1. **Fence Request Lot 39**

   Background: Homeowner requested to build a 6ft cedar fence from garage to side fence
   Action Required: Fence request approved. Chris will update the approval in Vantaca.

2. **Fence Request Lot 70**

   Background: Homeowner requested to replace existing fence with new 6ft cedar fence
   Action Required: Fence request approved. Application should be corrected to reflect Lot 77, rather than 55.

3. **Fence Request Lot 42**

   Background: Homeowner sent email requesting to build a 4ft iron fence enclosing the backyard

Action Required: Fences visible from the street must be 6-foot cedar fencing. Fencing not visible from the street may be determined by the homeowner. Homeowners should coordinate with neighboring property owners regarding fence placement and design.

Convene to Executive Session – [7:00]

Estimated Executive Session Duration: 15 minutes

Discussion surrounded around spending HOA funds fighting the owning of chickens on Lot 83. The BOD believes that the homeowners are in violation, but would we prevail in court was the question. We decided that given advice from our attorney that we might not prevail, we decided not to pursue the matter any further.

Reconvene to Open Session – [7:15]

Bruce made a motion to discontinue/rescind the violation notice regarding poultry located in lot 83's backyard. Second: Chris

Vote: Motion passed, 3-1.

Carry over to next meeting

2026 and 2027 Budget and Annual Meeting Preparations to be carried over to next meeting.

Adjournment

Time Adjourned: 7:25

Next Board Meeting

September 17th, 2026, 6PM