Point Richmond Ridge HOA
Board of Directors Meeting Minutes

Date: September 16, 2026
Time: 6:00PM
Location: Harjehausen Residence

Call to Order
Time Called to Order: ___6:00_____

Board Members in Attendance / Establish Quorum
Bruce Harjehausen-President

Chris Norton-ACC Liason

The following were voted in as temporary members per ByLaw 3.2.4

Tom McKee

Steve Treese

Homeowner Forum (15 minutes)
Each owner will be allowed 90 seconds to comment. If you would like to submit a question ahead of the meeting, please email info@hoacommunitysolutions.com. Please note that the Board may not be able to respond to all questions during the meeting, as some items may require additional research or follow-up.

Pat Marquardt was in attendance (it is noted that he did not follow the protocol mentioned above). He questioned our response to the chicken violation response sent a few weeks ago. He wanted to see if we would consider revising the wording to state that they are using their property in accordance with the governing documents. The BOD still believes that chickens are not allowed, but that we will not pursue any actions/penalties and that the matter is closed.

Approval of Minutes from Previous Meeting
- August 19, 2026 Board Meeting Minutes
  The minutes were not available and were not approved

Officer Reports
- Vice President
- Secretary
- Treasurer-Bruce
  August financials have not been received from HOACS
- ACC-Chris
  nothing to report

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 me 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.
Letter was sent to homeowners stating that the HOA will no longer pursue the matter and will remove all penalties/fines. The letter stated that the HOA still believes that chickens are not allowed in the neighborhood.

Action Required: None. Matter is closed

2. **Topic 2**

   Background:
   Action Required:

3. **Topic 3**

   Background:
   Action Required:

4. **Topic 4**

   Background:
   Action Required:

5. **Topic 5**

   Background:
   Action Required:

New Business

1. **Approve New Board Members**

   Background: By Laws allow existing members to add temporary members to BOD even though there isn't a quorum
   Action Required: Approve Tom McKee and Steve Treese
   This was completed at this meeting

2. **Annual Meeting Notice**

Background: By Laws require that the annual meeting notice be mailed 14-60 days prior to the meeting. Also, a slate of candidates is to be mailed at least 50 days prior to election
Action Required: Bruce to send meeting notice and request for candidates to HOACS for mailing

3. **Budget Approval**

   Background: Need to establish operating and reserve budget for 2027
   Action Required: Approve 2027 budget and Reserve budget
   Tom motion, Second by Steve to accept budget
   - dues = $800/year beginning in 2027 until 2029 then go to $900/year.
   - There will be a $20,000 contribution to the Reserve Budget in 2027
   - Tree removal budget to remain at $2500
   - Reserve expenditure in 2027 to be only road crack repairs
   - Reserve expenditure in 2028 for road repairs to be capped at $25,000

   Motion passed by a vote of 4-0

4. **Topic 4**

   Background:
   Action Required:

Convene to Executive Session – [Enter Time]

Estimated Executive Session Duration: _____ minutes

Reconvene to Open Session – [Enter Time]

Make and vote on any required motions in open session.

Adjournment

Time Adjourned: __7:30_____

Next Board Meeting

Date / Time / Location or Virtual Link