

Point Richmond Ridge HOA

Board of Directors Meeting

December 15, 2021

Agenda

1. Call to Order, 5:03 PM, Dec 15, 2021
2. Establish Quorum
 - a. Present: *Steve Treese, Bruce Harjehausen, Karen Streeby, Patty Lee*
 - b. Absent: N/A
 - c. Also Present: Tom McKee, Marc Janes
3. Approve BOD Meeting Minutes from November 2021 Meeting
 - a. Motion by Steve, seconded by Bruce to approve the minutes of the Regular Meeting of November 17, 2021, Motion Carried
4. Officer's Reports
 - a. President
 1. Successful year this past year
 2. Appreciation to Patty, Tom and Marc for their past and continued service on the BOD/Committees
 - b. Secretary
 1. Nothing to report
 - c. Treasurer
 1. Working with AJ to make sure Office 365 renews
 2. Numbers for checking, etc... (Bruce will send me the numbers)
 - a. Checking - \$16,543.58
 - b. Expenses - \$4,331.67
 - c. Amount deposited - \$890.00
 - d. Outstanding dues – Two property owners have outstanding dues/fees for a combined past due amount of \$380
 - e. Reserves account
 - i. Money Market \$9,897.91
 - ii. CD \$45,729.30
 - d. ACC Liaison
 1. Two outstanding violations

- a. Lot 83 – There has not been any response from the homeowners about the basketball hoop
- b. Lot 66 - The vinyl garden fence has been cleaned up to appear presentable
- c. There was a transition meeting w/ Tom and Patty. Patty and Hal agree to continue as ACC support. They did a neighborhood drive thru together.

5. Old Business

- a. Snow removal pricing – Marc Janes and Tom McKee
 - 1. Patrick Walker - did snowplowing for Admiralty Ridge.
 - a. \$150 per hour per truck
 - b. Won't come unless there is at least 4 inches of snow and the weather report predicts more days of sub-freezing weather.
 - c. Patrick agreed to do a drive-thru of our neighborhood and give Marc a quote but Patrick has not gotten back to Marc yet, so there is some concern about his reliability
 - 2. Andrew Gordon with Transblue – Tom contacted him and did a walk thru with him.
 - a. They have 3 tiers of snow removal
 - b. He owes Tom a price quote and Tom has not received it yet.
 - i. In the walk through Tom noticed a repair that had just been done this summer and it's cracking and causing more cracks.
 - 1. TO DO – Tom and Steve will go look at and investigate the repair – There is a creek under the road that may be causing problems

6. New and Deferred Business

- a. Posting Annual Meeting Minutes for comment/transmittal
 - 1. Steve reviewed the minutes and made some edits to lot numbers, etc...
 - a. Motion by Bruce seconded by Patty to post annual meeting minutes as a draft for Homeowners to approve. Motion Carried
- b. Allocation of 2021 operating surplus
 - 1. We will look at budget in March after we are past possibly needing the contingency for snow removal.
 - 2. Marc suggested an alternate savings account thru Goldman Sachs that may have a higher rate or return.
 - a. Marc and Bruce will look at it this summer as our current account is locked until August.
- c. Other

1. Tom researched mail boxes
 - a. If we needed to replace all mailboxes in the future, it would be about \$18,000. This wouldn't need done for about 7 years.

7. Review Action Items

- i. Marc to get snow removal quote
- ii. Tom to get snow removal quote
- iii. Tom and Steve to look at road issues near Tom's house
- iv. Karen to post draft annual meeting notes
- v. Karen to post November meeting notes

8. Adjourn

- i. Bruce motioned to adjourn the meeting, Patty seconded. Motion carried. Meeting adjourned at 5:41 pm