

Point Richmond Ridge HOA

Board of Directors Meeting

Wednesday; January 15, 2025, 5:00 PST

Hickey Residence

Meeting Minutes

1. Call to Order, 5:00 PM, January 15, 2025.
2. Establish Quorum
 - a. In attendance: Tom Huffman, Walt Hickey, Tom McKee, Bruce Harjehausen (called in)
 - b. Vice President seat open
3. Approved as amended BOD Meeting Minutes for November 2024 and November Annual Homeowners Meeting
 - a. Forwarded both to AJ Montgomery for upload to PRRHOA website (completed)
4. Officers' Updates -
 - a. President – Bruce H – see below
 - b. Secretary – Tom H – All minutes up to date and published on our website and Vantaca HOACS portal
 - c. Treasurer – Walt H – December budget was not yet available at meeting time. Going forward, the monthly budget updates will move to the HOACS Vantaca portal and be available in the board's financial folder. This will provide a quicker time update and better security
 - Walt H in learning phase as new Treasure and in the process of being trained by Bruce H
 - d. ACC Liaison – Tom M – See below
5. Old Business
 - a. Updates on Website – Bruce has contracted after BOD approval, with new local company named "Shameless Promotion" to host the website as we move away from AJ Montgomery and Go Daddy. We all thank AJ for his years of volunteer work to maintain and protect the PRRHOA website. Tom M had made a motion to engage this web developer to handle our website and Tom H seconded. Shameless Promotion will be rewriting and moving the website to a more modern easier to navigate platform. Shameless Promotion will charge \$115 an hour to handle requests the HOA BOD makes for updates to the website. They are doing a one-time charge of \$1,725 for this rewrite. The billing will move from Bruce's personal credit card to HOACS.
 - b. Corporate Transparency Act status –
 - i. The act went into effect January 1, 2025. FinCEN Report Group is handling our BOD reporting. Kylee from HOACS is working to provide the information to move Bruce from Treasurer to President and have Walt H added with his information as the new Treasurer
 - c. Bylaws and Policy Revisions – The revisions included:
 - i. Insert for RV screening into Bylaws
 - ii. Prohibition on storage of semi-trailers and tractors into Bylaws
 - iii. Bylaws being consistent with Collection Policy

- iv. Covenant and Bylaws Enforcement Policy being consistent with Collection Policy
 - v. The revisions have been mailed to all owners by HOACS
 - d. The 4th Quarter Newsletter has been mailed to all owners as well as a blast sent out on our new Vantaca HOACS homeowners' portal
6. New and Deferred Business.
- a. Storm drains cleaning has been delayed to April/May of 2025. Tom M will be cleaning the filters first. He will be calling a vacuum truck service. Once that is complete, he will inform Pierce County so they can visit, inspect and sign off on the drains
 - b. Next level Lot 72 abandoned auto letter and fine went out. Owners have moved the vehicle and put on new license tags. It is no longer on the gravel area next to the street. Any further fines have stopped at this point however they still owe for past violations.
 - c. A blast from HOACS will go out shortly, advising those owners with moss that has developed on their roofs to arrange to have it removed this spring. The blast will also include a reminder about the 20 mile per hour speed limit in the neighborhood. It will also remind all owners about stowing their trash, recycling and yard waste containers out of sight from the street as laid out in our bylaws. Lastly holiday lights need to be down and stored away by January 31st.
 - d. Tom M will be contacting the owner of lot 79 about trimming back the corner tree before spring to unblock the blind corner view that is causing vehicles line of sight issues
7. New action items from this meeting
- a. Lot 78 has submitted a form for a new replacement fence and had it approved by the ACC
 - b. The playground had some sprinkler water usage issues this past summer and Tom M will be calling Peacock Landscaping Company who specializes in this area to come out and assess the situation
8. New Items for Next Meeting
- a. Walt H has requested a discussion on BOD digital safety and security as it relates to our communications
 - b. Discuss a possible spring cleanup of the neighborhood event
 - c. Discuss a possible owner participation event to discuss any opportunities to maintain or improve the PRR neighborhood. There are some other neighborhoods in the area who occasionally hold such events
9. Adjourn - Motion to adjourn by Tom M. Adjourned at 6:25 PM. Next BOD meeting scheduled for Wednesday February 19th.