

POINT RICHMOND RIDGE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

March 10, 2021

Minutes of the Board of Directors Meeting of the Point Richmond Ridge Homeowners Association, Gig Harbor, Washington, held via Zoom in Gig Harbor, Washington at 5:26 p.m. on the 10th day of March, 2021.

1) CALL TO ORDER

- a) Board Member Steve Treese called the meeting to order at 5:26 pm.

2) ESTABLISH QUORUM

- a) **All board members present and quorum was met.**
 - i) Present: *Steve Treese, Karen Streeby, Bruce Harjehausen, Polly Brantner*

3) APPROVAL OF THE MINUTES OF THE REGULAR MEETING (2/10/2021)

- a) Motion by Steve Treese, seconded by Bruce Harjehausen to approve the minutes of the Regular Meeting of February 2021, Motion Carried

4) OFFICERS' REPORTS

- a) President
 - i) Steve submitted the HOACS contract and now has a fully executed version. The start date is March 1, 2021.
 - ii) Steve signed the bylaws. Clarifications have been posted online.
 - iii) Steve sent out the quarterly newsletter and it is posted on the PRR web site.
 - iv) Steve suggests putting some guidelines for snow removal in the future and inquire about getting a potential contract in place so that it can be done on short notice if needed.
- b) Secretary
 - i) Nothing to report
- c) Treasurer
 - i) There are 8 residents that have not paid the current dues to date

- (1) The past due accounts per HOACS note "COVID Courtesy". As all of them say this, it was determined that this is something that HOACS added and likely driven by the eviction moratorium due to COVID.

d) ACC-Liaison

- i) Polly sent friendly notices to lot 18 regarding the barking/aggressive dogs and fence in need of repair at lot 18.
- ii) Polly also sent a friendly notice to lot 37 for barking dog.
- iii) Hal Herzberger and Patty Lee are part of the ACC committee.

5) **OLD BUSINESS**

a) Landscaping Contract (Thornhill)

- i) Steve suggests we meet with Thornhill and walk through the scope of the contract with them later on in the spring when there is some work to be done.

b) 3-Year Required Reserve Study/Update

- i) We need to do that this year.

- (1) Bruce will coordinate the study this year, based on the previous study that we had done professionally.

6) **NEW BUSINESS**

a) Covenant Enforcement Policy for HOACS

- i) Steve sent HOACS our comments on the Enforcement Policy and we are awaiting their response. Steve will stay in communication with them to get it finalized.

b) What other instructions/policies do we need to setup with HOACS?

- i) Legal/ hearing policy

c) Bidding Road Repairs – specific areas

- i) We need to get back to this in the spring.

- (1) Bruce will take a look at the roads at the same time he does the 3-year review study.

d) Maintenance of Plantings at Playground

- i) This should be covered by Thornhill. We will address this later on this spring.

e) Scheduling Playground Equipment Inspection

- i) We have been getting free inspections for years and the inspector has been doing it when they do the schools.
- ii) We are required to do this for insurance purposes.
- f) Scheduling Backflow Preventer Testing at Playground
 - i) The BAT Lady can do this, and Polly will get it set up.
- g) PRR Taxes
 - i) This year, Federal taxes were \$71.

7) REVIEW ACTION ITEMS

- a) Bruce will examine our existing 3-year reserve study and will complete a revised study.
- b) Steve will follow up with HOACS re: Covenant Enforcement Policy
- c) Bruce will handle bidding out of road repairs.
- d) Steve will find out who does our playground inspection.
- e) Polly will contact the BAT lady to set up backflow testing.

8) ADJOURN

- a) Karen Streeby made a motion to adjourn the meeting at 6:24 pm. Seconded by Polly. Motion Carried.