

Point Richmond Ridge HOA
Board of Directors Meeting
Wednesday; March 19, 2025, 6:00 PDT
Huffman Residence
Meeting Minutes

1. Call to Order, 5:59 PM, March 19, 2025.
2. Establish Quorum
 - a. In attendance: Tom Huffman, Walt Hickey, Bruce Harjehausen (called in)
 - b. Vice President seat open, Tom McKee absent
3. Approved as original BOD Meeting Minutes for February 19, 2025
 - a. Forwarded PDF copy to Shameless Promotion to add to our PRRHOA website and a copy to our Community Solutions website to place under the "Documents" section
4. Officers' Updates -
 - a. President – Bruce H – see below
 - b. Secretary – Tom H – All minutes up to date through February
 - c. Treasurer – Walt H – February 2025 summary – Through 2/28/25, year to date top line figures, operating \$27,590.41, reserve \$19,766.22, total \$47,356.63. Income YTD actual \$23,226.02 budget \$24,900 variance (\$1,673.98) annual budget \$49,800. Please refer to our home.communitysolutions.com/dashboard and press the documents tab on the left side of the page for more details. You can also go to our current PRRHOA.org website and pullup Financial Records, HOA Financials 2025
 - d. ACC Liaison – Tom M – Tom had a family emergency and could not be with us
5. Old Business
 - a. Updates on Website – Bruce H, Tom H and Walt H reviewed the first rough mockup of the updated PRRHOA website with Dave Kregel from Shameless Promotion. Walt H, who has some experience with building and running a site, is spending extra time suggesting and advising Dave K on changing and updating the fonts, making it easier to navigate the pages and help find what homeowners would be looking for. We will be adding a board HOA mission statement, new photos and building lot maps back in as a category.
 - b. Update on new board mission statement – Various rough drafts were supplied and recommendations from recent passed board member were requested, submitted and considered. Walt is taking the lines we agreed to and is cobbling together a final draft to review and approve at the April meeting.
 - c. Lot 79's issue with a tree partially blocking the corner view for vehicles and pedestrians is being verbally addressed with the owners by Tom H and Tom M. We look to have this resolved before the spring leaves and blossoms begin blossoming.
 - d. Playground water – This remains an issue. Tom M had S. Peacock Landscaping out to check for leaks. Tom M also spent a considerable amount of time on the phone with the water

department discussing their meter readings and charges. The system has been turned off since fall. BOD and Tom M still do not consider this issue resolved. Tom M will be spending a considerable amount of his personal time conducting a water pressure test for valve and manifold line leaks and report back assuming the weather cooperates between now and the next meeting.

- e. Homeowners' recognition program – Walt H is working up criteria, including rules and guidelines for homeowners to follow and what judges would consider in determining a winner for best looking home/lot appearance. He will share with the board at the April meeting, and we will consider the next steps with August as a judging time target.

6. New and Deferred Business.

- a. Storm drains cleaning is still delayed to April/May of 2025 due to weather. 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. The Federal Government has killed the Corporate Transparency Act in the United States which would have affected HOA's across the country. HOA's for the most part had signed up with a service called FinCen whose job it was to have BODs signed up on time and correctly and handle any changes concerning who was currently on the BOD. Bruce H will be contacting our HOACS and speaking to Juanita about any partial refund we would have coming since FinCen will no longer be needed to servicing us further.
- c. Looking for an update from Tom M when he returns on training he had scheduled on how to best use the new portal service as it applies to logging and tracking bylaw and covenants violations.

7. New action items from this meeting

- a. The playground sprinkler issue will have Tom M conducting additional testing for leaks and reporting back on possible fixes at the next meeting
- b. Lot 82 continues to store a "Dry Box" on the side of its house and is in violation of the bylaws. The current bylaw 7.9.6 reads "Under no circumstances may semi-trailer (dry box or flat) or tractors be stored in Point Richmond Ridge." A letter needs to be sent out immediately to address its removal or face a fine.
- c. Bruce H to follow-up on FinCen refund request

8. Adjourn - Motion to adjourn by Bruce H. Adjourned at 6:50 PM. Next BOD meeting scheduled for Wednesday April 16th.