

Point Richmond Ridge HOA
Board of Directors Meeting
Wednesday; October 30, 2024, 6:00 PDT
Treese Residence
Meeting Minutes

1. Call to Order, 6:01 PM, October 30, 2024.
2. Establish Quorum
 - a. In attendance: Tom Huffman, Steve Treese, Marc Janes, Tom McKee, Bruce Harjehausen
3. Approve as amended BOD Meeting Minutes for September 2024
 - a. Will forward to AJ Montgomery for upload to PRRHOA website
4. Approved minutes from October 16, 2024, special BOD meeting to discuss changes to bylaw 7.9.6 regarding RV storage
 - a. Will also forward to AJ Montgomery for upload to PRRHOA website
5. Officers' Updates – deferred to next meeting to prepare for November 9, 2024, Annual Meeting:
6. Old Business
 - a. Updates on Website – Tabled
 - b. Corporate Transparency Act status –
 - i. The act will go into effect January 1, 2025, so Steve T will be approving FinCEN Report group contract on October 31, 2024, to handle our BOD reporting.
 - ii. The BOD needs to make sure we have our correct email addresses in Vantaca for the FinCEN Report group to correctly report
 - iii. BOD needs to make sure we have the correct Director accounts set up in Vantaca
 - c. Preparation for Annual Meeting:
 - i. Correct reserve summary has been completed
 - ii. PowerPoint Graphics for meeting underway with each BOD contributing slides to Steve T
 - iii. Approval of annual budget being finalized by Bruce H
 - iv. Sign-in list for Owners and tracking of proxies being put together by Tom H
 - v. Owner Annual Meeting announcement, BOD candidates' names and statement voting form/proxy, 2025 budget and meeting agenda/location packet was mailed on October 13, 2024
 - vi. Meeting site has been reserved at the Gig Harbor Library on November 9, 2024, at 1:30 PM
 - vii. Sandwich boards announcing the annual meeting to be placed at neighborhood entrances November 2nd
 - d. Renewal of HOACS Contract
 - i. HOACS has proposed a Collections Policy which Steve T has collaborated on with them. This will involve PRR HOA changing our Bylaw 7.1.1. and the Covenant and Bylaws Enforcement Policy to be consistent with the collection policy. Steve T and Tom H will need to sign the revised policy with them before years end

- ii. Our contract with HOACS is up for renewal before the end of the year and Steve T will reup in November.
 - iii. Steve T will draft a letter of the updating of these policies taking effect January 1st, 2025, and will have them sent out to owners after we approve at our scheduled November 20, 2024 BOD meeting.
- 7. New and Deferred Business.
 - a. Storm drains cleaning has been delayed to April/May of 2025 at rainy season's end
 - b. Next level Lot 72 abandoned auto letter and fine going out. They continue to violate Bylaw 7.9.6 paragraph 2. These owners are nearing the limit amount for moving to a lien on their property
 - c. Lot 51 has moved forward and is currently addressing their lawn/landscape issues
 - d. Bylaw 7.9.6 as it applies to the storage of RV's and their appropriate site line or view to the neighborhood was the subject of a special meeting of the BOD on October 16. At that time updating, clarifying and adjusting language was discussed and a draft was approved to take up at our BOD meeting on October 30. The revisions were presented, discussed and a motion to approve by Bruce H and the second by Tom M was made. All BOD members voted to approve the changes effective January 1, 2025. These changes will be included in a mailing to owners and be discussed by Marc J at our Annual Meeting on November 9th. Any violators of the updated bylaw will be sent a violation letter in January and have 30 days to notify the BOD of their plan to cure.
- 8. New action items from this meeting
 - a. Regarding the possibility of snow removal from our PRR roads this winter, Marc J will be contacting Jim Caswell. Bruce H will also contact AC Moate (who did our road resurfacing this summer) about providing snow removal services
- 9. New Items for Next Meeting
 - a. Discuss the number of owners who were successful in signing up for HOACS Vantaca software webpage and what help we can provide to those who might be struggling
 - b. Report results of vote for new BOD's and how we begin to transition them in for 2025
 - c. Next meeting scheduled for November 20, 2024
- 10. Adjourn - Motion to adjourn by Tom M and seconded by Bruce H. Adjourned at 7:35 PM.