

RIIA BOARD MEETING MINUTES

August 20, 2012

South Beach, Raft Island

Board Attending: Rich Swenson, President, Charlotte Crain, VP, Anne Scea, Treasurer, Sarah Brown, Secretary, Trustees: Judd Morris, Dave Paly, Trish Burnett, RJ West and Dawn Stanton, **Absent:** John Rosendahl, Trustee

Members Attending: Doug Van Doren, Bob McCoy, Andy Flood, Gayle Beard, Karl Denison, Scott Wood, Holly Blash-Wood, Carrie Fort, Mike Hirko (others attended but did not sign in)

The meeting was called to order by President, Rich Swenson, at 6:30 PM. All Board members and Attendees introduced themselves. It was decided to change the order of business to put the bridge report and discussion first to accommodate Island members who have attended mainly for that discussion.

Member's Request to Address Board: Bob McCoy, Island member, addressed the board with concerns about the bridge project. He said we need to make a decision, we need to divulge details of Phase I expenses and we need a good estimate of Phase II costs. Rich Swenson explained that our PM, Baillie, gives us ongoing estimates with contingencies which will become more accurate as time goes by. We will be sharing up-to-date information and a recommendation as is our fiduciary duty. When a large amount of money is involved, a vote of Island members is required.

Bridge:

- **Bridge status update and discussion:** Dawn Stanton has circulated information via email to the Board including rehab vs. rebuild analysis and spreadsheets of LCCA data for both situations. Doug Van Doren explained that the LCCA analysis looks at the entire life of each solution (75 years) and comes up with a cost estimate for each in 2012 dollars. Numbers for rehab were provided by Wilson Engineering with some input from us. Rich explained that in his financial analysis, when annual costs for the rehab option are averaged over the entire time period, the result is a monthly cost of \$165. Dawn went over the Power Point presentation-risks and benefits. We also discussed paying up front vs. over the long term. These options are still unclear to many members.
- **Choosing dates for Information meeting and Vote:** After discussion, tentative date for the information meeting is September 10th. The vote meeting will be during the last week of September (26th or 27th). Board members will check their calendars and make that decision by email within the week.
- **The Board's recommendation:** Dave Paly moved and it was seconded that the Board make a recommendation to the Island to move forward and approve expenditures for Phase II with the intention of replacing the bridge. The motion passed with one abstention and one Board member absent.

- **Planning our presentation and designing the ballot:** Anne Scea will circulate to the Board by email wording from last year's ballot to be updated to the present situation. Dawn and Rich will circulate bridge update/analysis voting packet wording for review. The Board will revise and approve both and get the complete package to Juanita for distribution within the next two weeks.

Minutes Approved: Minutes of the July 16, 2012 meeting were approved by email and posted to the website prior to the meeting.

Treasurer's Report: Treasurer, Anne Scea, submitted treasurer's reports by email (reports attached) to Board members on August 14, 2012. Anne made a motion that we engage the same person as last year to file our annual tax return and that we file for an extension this year. The motion was passed.

Managers Report: Island Mgr, Juanita Carbaugh, was not present – an emailed Manager's report was received by Board members this morning, the 20th. Rich said that we will ask her to file liens on those who had one year to pay, made partial payments but did not pay in full by the end of the fiscal year.

Roads: Scott Wood, roads chair, reported that road damage to Alder Lane (and also to Maple Lane) is pretty bad. There was a discussion of the drainage problems which led to the damage and the extent of RIIA's responsibility to resolve the issue. RJ said though it may be our responsibility to fix the roadbed, it is not our responsibility to solve the drainage problem. Affected homeowners need to discuss long-term solutions. Scott will bring a summary of the problem to the Board next meeting

Whether or not to pursue putting speed bumps on Rhododendron was briefly discussed. We need an estimate of the cost before deciding and perhaps can piggy-back such installation with other pothole repair.

Security: Mike Neil, Security Chair, was not present. Someone said that it seemed bridge speeders were not getting tickets. However, it was noted that there have been tickets issued and that the officers keep a log of incidents – speeding, towing, etc. Mike also keeps a log of bridge violations that occur in the officer's absence and gives the information to the deputies. It was suggested that we provide some of this information to members in our upcoming newsletter. Fines for bridge jumping have not been made as the new rule has not been publicized. There was a question of whether we have the right to implement fines without changing the By-laws. We'll bring this up with Juanita.

Emergency Preparation: The chair of this committee, Mark Metzker, has notified Rich that he needs to step down. Doug Van Doren volunteered to chair the committee in his place and will work to set up a meeting with FEMA.

Newsletter: Articles should be sent to Editor before end of August. However, we may wait until after the September bridge information and voting meetings to publish in order to get the latest information to all Island members.

There being no further business, the meeting was adjourned around 8:30 PM.

Respectfully submitted,
Sarah Brown, Secretary