

DRAFT

RIIA Annual Meeting

May 21, 2012

All Saints Center, 7:00 PM

The meeting was called to order by President, Rich Swenson, at 7:00 PM. He welcomed all Island members and asked Board members to introduce themselves. He also introduced guests, Juanita Carbaugh, Island Manager, and Geoff Baillie, Bridge Project Manager. Rich asked all attending to recognize some members who have provided outstanding service to the Island during the past year: Dawn Stanton, Tom Straub and Jim McReynolds were applauded. Richard Torgeson, who died tragically near the end of 2011, was also recognized for his service.

Board members attending: Officers: Rich Swenson, Charlotte Crain, Anne Scea and Sarah Brown. Trustees: Dawn Stanton, John Rosendahl, RJ West, Judd Morris, Trish Burnett. Absent: Dave Paly.

Members attending: There were 57 members attending. Sarah Brown, Secretary, reported that a quorum was reached either by proxy vote or by in-person ballots. According to our By-laws, the quorum is at least 25% of total parcel holders entitled to vote. Since we had 85 total ballots from the 225 lot membership, we had more than enough to conduct business. Members were asked to sign in and could pick up copies of agenda, budget, minutes, Treasurer's reports and Mike Hirko's BRF and General fund investment reports at the sign-in table (copies attached).

President's comments: Rich provided a heads up on possible monthly assessment payments in the future. There was discussion of details of monthly, quarterly and/or annual payments. Monthly payments would probably be due by the first of each month, not in arrears. Currently, payments received are allocated by QuickBooks first to dues, next to the bridge fund. Our assessment payment policy with future bridge loan payments included has not been formulated as of this meeting. We will include an explanation of any changes for next year with the annual dues letter.

It was agreed to waive the voting requirement of fully paid annual dues for today's election for Island members on payment plans who are current on payments.

Approval of 2011 Annual Meeting Minutes: The minutes of the May 18, 2011 Annual Meeting were approved as written.

Treasurer's Report 2011/12: Anne Scea, Treasurer, presented reports for the fiscal year as follows: Profit and Loss Statement, Balance Sheet, Budget vs Actuals and a separate report on expenses for Bridge Replacement Phase I. (Reports attached). All reports were as of May 14, 2012 so they don't reflect final annual numbers which won't be available until after June. Anne explained how to interpret the reports and led a discussion of specifics, including the budget for next year. There was some concern expressed about adequate funds budgeted for Safety.

Introduction of 2012-13 Board Candidates and Ballot Discussion: Rich introduced those candidates on the ballot and explained the voting process. He appointed Mark Adams to count and verify ballots along with Juanita Carbaugh and Sarah Brown. All ballots will be counted three times and the results will be reported at the end of the meeting.

Presentation and Discussion of the Raft Island Bridge Update: After all ballots were cast and while votes were being counted, there was a presentation and discussion of the Raft Island Bridge issue:

1. **Presentation:** Dawn Stanton presented the bridge update with projected slides and comment.
 - The need for last year's dues increase was reviewed as well as last year's approved setting aside of \$150,000 for Phase I of the project.

- The USDA direct loan of \$1,849,400 and guaranteed loan of \$2,893,000 for bridge replacement were reviewed. Our exhaustive search for a willing bank for the guaranteed loan resulted in an offer from Viking/American West. However, terms were less advantageous than expected
- Further discussion with USDA including more detailed information about our need for affordable terms made us eligible for an additional loan when those funds became available. A second direct loan of \$2,893,000, 3.375% interest, over 30 years, has been offered.
- We have chosen a Project Manager for Phase I, Baillie and Associates, whose tasks have included: selection of preliminary Engineering/Design Consultants, Survey Validation, Topographic Survey, and permit applications for Geo-technical Borings.
- Baillie was assigned a supplemental task of evaluating an alternate plan put forth by Wilson Engineering as requested by several Island members for a bridge remediation/repair solution. That comparative analysis is expected to be presented to the membership in August along with the financial implications of each solution.

2. Discussion: Geoff Baillie, Project Manager, led a lengthy, lively and informative discussion of the bridge issue. There were many questions by members, including:

- Why we found it necessary to solicit an expensive bridge repair estimate since we had already decided last year to proceed with bridge replacement. It was explained that this option came up after last year's vote and had a vocal following. The Board decided to bring all options to the table for our final vote.
- Why we hadn't pursued having Pierce County build the bridge. It was explained that we had found out we didn't have sufficient road access under their guidelines and further they were very negative to our project.
- Could USDA money be used for repairing the bridge? No, only for bridge replacement.
- When would replacement be complete? Probably 2014, depending on several factors such as whether it will take us one or two fish windows for construction. Preliminary work will probably take 6 months and 8 months to build. The time frame will also depend on whether we go with a design/build or design/bid/build process.

Other Committee Reports: Because of a lack of time and absent committee chairs, there were no reports from Parks and Recreation, Roads or Security.

Member's General Question and Answer: As an add on to the bridge discussion, Jim McReynolds, Bridge Financial Committee chair, reported on efforts to find a bank for a bridge construction loan should replacement be our decision. He has interviewed ten banks so far and we do have an offer from Viking/American West. As to the cost per member per month for bridge replacement, we'll soon have a better idea of the number and will include that information along with the other bridge information at an August or September Island Information meeting.

A question on road brush cutting – further cutting of bushes hanging over the road will be handled in June or July.

Ballot Results: Sarah reported that all ballots had been counted with the following results:

- **Officers and Trustees elected:** Rich Swenson, President; Charlotte Crain, Vice President; Sarah Brown, Secretary; Anne Scea, Treasurer. Trustees Dave Paly and Judd Morris were elected for three-year terms and RJ Argenzio West for a one year term.
- **The proposed budget for 2012-13 was approved.**

The meeting was adjourned around 9:00.

Respectfully submitted,
Sarah Brown, Secretary