

RIIA BOARD MEETING MINUTES

July 18, 2011

Meeting held at Rich Swenson's House

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

Members Attending: John & Tina Shoemaker, Bob McCoy, Tom Straub, Gabrielle Gibbert, Judd Morris, Ken Kessler.

The meeting was called to order by President, Rich Swenson at 7:15 PM. Those attending introduced themselves.

Approval of June minutes: Submitted minutes were changed per discussion in the areas of the Manager's Report (Burn Ban), the Bridge Report and the Miscellaneous sections. Revised minutes were approved as corrected.

Minutes will be posted to the website. It was discussed and decided the minutes should always be approved by the Board before posting.

Request to add agenda items: None. However, New Business agenda item on electing a candidate to fill our vacant board position was moved forward. Moved, seconded and passed (MSP) to appoint Judd Morris to fill seat vacated by Mike Neil.

Member's request to address Board: None

Treasurer's report: Treasurer was not present to present report. Board members received emailed treasurer's reports of the first month's Balance Sheet, first month's Profit & Loss report, final year-end July 2010 – June 2011 Budget vs Actuals and June's financial transactions. (Report attached)

Trish had questions about the balance sheet report. Also, a Board member requested verbal clarification of all reports by Treasurer. It was decided to table these questions until next Board meeting when Treasurer will be present

Parks & Recreation: Tennis Courts:

- Park and Rec. chairperson, Gabrielle Gibbert, reported that she posted a sign about keeping dogs off the court. A frequent problem has been the mess made by animals allowed to enter the enclosed court. She thinks the situation has improved since the sign. We will ask Russ to make a more professional sign.
- Tennis court net needs repair. The top cable needs replacing. Crank for the cable is missing. A contractor has bid \$850 - \$1200 to fix. Since we don't have money in the budget for this repair, maybe we could fix it ourselves. We could ask, on

the website, if anyone would care to help. Discussion on how much the court is used, whether we need a net or whether we should simply padlock the court. Some families use court for teaching their youngsters how to play and a net is needed for this purpose.

- We will power wash the court, using a neighbor's water for which we will reimburse neighbor. We have a power washer available.

Manager's Report: Juanita Carbaugh, Island Mgr, is present. She went over her emailed report and took questions. (report attached).

- Her office is receiving 4-5 phone calls a day asking for monthly payments. One homeowner requested a direct debit.
- Regarding the rooster complaint (waking children up at night), Juanita will contact person who seems to be feeding the bird; however, that may not be necessary as the rooster seems to be gone.
- Calls from members needing beach gate keys. These are mailed out upon request, with a bill, or sometimes members pick them up in person. Juanita had keys made for all Board members to be used in emergency situations. She passed them out to Board members present.
- Discussion of boat launchings on our ramp by groups who are not Island members. Confronting these individuals can lead to unpleasant exchanges. This is difficult but we should continue to let people know our position.
- The website now lists Charlotte's phone number only for emergencies.
- The person who owns the derelict boat swinging on one of our moorings will remove it. We may have to open the gate for him. He should be directed to call the Island Mgr.
- Juanita said she could send a letter to any person whose dogs despoil the tennis court if she knows who they are.
- Liens and Collections. Juanita said that historically, about 50% of debtors comply after being notified by collection agency; however the lien law does limit our ability to collect some past due amounts.
- RJ will investigate the legal aspects of collecting past due amounts based on our bridge access easement rule. There may be a 6 year statute of limitations rule on these debts so that some may have to be written off.

Bridge: Discussion held on bridge repair and new bridge funding, legalities and engineering:

- Repairs: Dawn and Tom Straub reported that repairs are going smoothly; however, two more piles were found that needed repair. We'll go over \$10K for this additional work. We are stuck with having to pay for this work and will have to inform members that we have no choice but to make necessary repairs as directed by our engineer. It was MSP that we approve these repairs and will use the operating fund in an amount "not to exceed \$12K".

- Funding: Dawn reported that we are in line for USDA funding (new money advanced to USDA). It is a long shot as we are competing with nationwide projects. Other current possibilities are: a HOA loan through Columbia Bank or Mutual of Omaha and private funding possibilities from interested individuals.
- Legal: RJ submitted a letter from Barker-Martin Attorneys with a proposal to provide legal services to help us borrow funds for bridge replacement. (letter attached) This law firm has previously helped Treasure Island and has been recommended by our Island Mgr. They deal in the niche market of HOA's and know their subject. She recommends engagement. Also recommends we talk to a construction attorney in addition to Baker-Martin. Board members were requested to read over letter at home and email any questions they may have to RJ. RJ made a motion that we hire Barker-Martin to do this work. MSP.

Discussion followed on attorneys needed for our bridge replacement project and the sequence in which we need to complete tasks. Tina Shoemaker from the Engineering and Design committee feels we need to produce an RFQ and RFP before hiring a project manager. An RFP will require a contract attorney. Dawn says we need financing first. (Treasure Island had to go out for bid twice on their geotech work). Who do you hire first? In what order? Funding, legal or engineering?

- Engineering: It was suggested we invite Roger Hanson, an engineer, to a board meeting as someone who can evaluate the design and timing aspects. Tina recommended that we invite Roger Hanson to an Engineering and Design Committee meeting – board members would be invited to attend.

Roads:

- Brush cutting: This year's vendor cost less than last year's. The job was well done: his machine cut more brush but left more of a mess that needs to be cleaned up.
- Drainage problem: Board should check Alder and Maple for view of distressed areas. Dave Paley said the Island doesn't have a mandate to deal with individual drainage problems, just roads. Discussion about precedents of Island controlling or fixing drainage problems. We could find a storm drain specialist – or repair with Superlon, for example. Road's Chairman will ask for a proposal. Rich has additional information from a past study made of drainage. He'll locate that study and make available.

Since there was no further business, the meeting was adjourned at 9:20 PM

Respectfully submitted,
Sarah Brown, Secretary