

**DRAFT -- RIIA BOARD MEETING MINUTES**

**June 18, 2012**

**All Saints Center on Raft Island**

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

**Members Attending:** Jim McReynolds, Tom Straub, Doug Van Doren, Bob McCoy, Jim Cushing, Greg Parker, Holly Blash-Wood and Scott Wood, Sean Taylor, Andy Flood, Scott and Vicki Nokleby

The meeting was called to order by President, Rich Swenson. All Board members introduced themselves.

**Reaffirmation of approval of April 16, 2012 Minutes:** Minutes of 4/16/12 have been previously approved by email and have already been posted to the website.

**Member's Request to Address Board:** Vicki Nokleby, Island member, addressed the board about the Nokleby's plans to improve their property (lot 242) and include a garage yoga studio. She distributed a written overview and diagram (paperwork attached) to illustrate that the plans are in compliance with RIIA's rules on acceptable home businesses. A discussion followed with concerns expressed that this would be a precedent to encourage other home businesses. However, Rich Swenson summarized our position that if the three criteria of Article 6 of our CC&Rs are met and continue to be met, the improvements are not in conflict with the CC&Rs. No approval is necessary.

**Request to Add Agenda Items:** None

**Treasurer's Report:** Treasurer, Anne Scea, submitted treasurer's reports by email (reports attached) to Board members on June 14, 2012. It was pointed out that moneys for Wilson Engineering and the bridge remediation study/review should come out of the General fund instead of Phase I of the bridge replacement fund. Anne will move those items to the General fund. The Treasurer's reports were accepted with this change. Anne will prepare year-end fiscal reports about two weeks after June 30<sup>th</sup>.

Charlotte Crain would like a summary of what happens monthly during Phase I of the bridge project. We discussed how Dawn Stanton, Tom Straub or Doug Van Doren get periodic information from Baillie, the Project Manager, but there is no monthly reporting process in place for the Board as a whole. Doug and Tom will attempt to come up with reports in the future.

**Managers Report:** Island Manager was not present but she emailed her May Report to Board members on 6/12/12. (Copy attached.)

- Questions about collections – John Rosendahl asked about those members whose properties have recorded liens for non payment of dues. He would like a report from Juanita so we could determine whether we should pursue foreclosure on those who will probably never pay. Foreclosure would at least start the clock on bank payment of dues going forward.
- Dues payment for next year: 2012-2013: discussion of payment coupon books, credit card payments and paying monthly, quarterly or annually. It was decided to have a defined monthly payment instead of payment plans arranged by homeowners. Details and coupons will be prepared by Juanita, approved by Anne and go out with the annual invoice. Annual payment still OK. No credit card payments – too expensive to administer.
- By-laws update: Dave Paly will have a draft of changes for the Board to review by next meeting.

**Old Business:** All Saints Agreement: Rich met with the representative from All Saints and reported that we have agreed with them to:

- Charge for six lots instead of five in future years
- Implement a provision that states that if they split any lots as investment properties, their action will be treated the same as anyone splitting lots previously joined and assessments will be charged back ten years for each lot.
- Continue the present arrangement of 2/3 payment of dues
- Draft an agreement which both parties can sign and have recorded.

### **Committee Reports:**

#### **Parks and Recreation:**

- Mark Eckenrode, new Parks and Rec. Chair, has reviewed Island needs with Rich. He will try to attend future Board meetings.
- Tom Straub suggested we post rules for boat docking, speed limits, etc on the website and in our next newsletter.

**Roads:** Ken Kessler will complete his two road projects but will step down as chair and Scott Wood will be the new chair of this committee. Some tree trimming of overhanging limbs will need to be done in certain areas of the Island. Brush trimming will start on June 25<sup>th</sup> with the fantastic trimming machine used last year. Juanita will send an email blast to that effect and a warning will be posted on the bridge.

There was a discussion about property owners who prefer to do their own road brush work and wish to exempt their property from all-Island trimming and volunteer trimming. Such action should be clearly marked with signage and must be adequate for road safety. Sean Taylor, Island member, reported that he has been maintaining and pruning Park Ave vegetation for many years and would continue but for property

marked as “owner maintained”. It was decided that Scott and Charlotte Crain will check out the property involved.

**Security:** No report

**Bridge:**

**Financial Committee:** Jim McReynolds, committee chair, passed out a chart listing banks, contacts and actions related to his search for a construction loan for the bridge. He reported that he contacted eleven banks which seemed to be the most promising. Nine have declined, two have not responded. American West has given us a written offer based on an earlier date. They are still interested but timing is a problem as we won't have a vote until the end of July or later. Timing is a problem with all banks contacted. We need to determine the earliest our Project Manager, Geoff Baillie, can get all the information needed, then notify the Island of an information meeting and voting meeting (30 days notice needed for Island meetings). We'll try for Aug 13<sup>th</sup> or 15<sup>th</sup> or earlier for the information meeting and Sept 10<sup>th</sup> for the vote date.

**Bridge Legal Committee:** No report.

**Engineering and Design Committee R:** No report.

**New Business:** It was reported that the Fire Department has new, larger fire engines, which, under the Federal Highway Bridge Standards for trucks (HS20-44), might exceed the structural capabilities of our present bridge. Baillie has proposed that their engineer, Terry Nettles, undertake a study to research this problem, at a total cost of \$1500, if the Fire Dept would be willing to split the cost. John Rosendahl so moved and the action passed. It will be necessary to get a response from the Fire Dept. before undertaking the project.

There being no further business, the meeting was adjourned around 9:30 PM.

Respectfully submitted,  
Sarah Brown, Secretary