

RIIA BOARD MEETING
June 20, 2011
All Saints Center

Board Attending: Charlotte Crain, John Rosendahl, Anne Scea & Trish Burnett. Trustees: Dawn Stanton, David Paly, Sarah Brown, Mike Neil, Russ Ranger. Absent: Rich Swenson.

Members Attending: Michael Cholerton, Gary Goodman, Steve Brown, Ken Kessler, Tina & John Shoemaker, Tom Attberg, Lynne & Jud Morris, Frank Gatto, Bob McCoy, Tom Straub, Ted Smith.

The meeting was opened at 7:00pm with introductions by those in attendance.

A motion was made & passed to approve the April Board meeting minutes.

Request to add agenda items: 1) Voting procedures, 2) Board membership.

Members request to address the Board: Voting, blocked ditches & bridge.

Treasurer's Report:

- Reports were emailed to Board members.
- Posting done by our new manager needed some adjustments. The April liabilities & Director's insurance will be accounted by July 1st.
- A request was made to separate the investments on our P&L to clarify the actual income received each month. Currently it would appear we have more income than we do. Anne explained that our Budget vs. Actuals indicates what money is actually available for the fiscal year. She will, however, try to do a separate P&L for Investments & one for Operating.
- Anne would recommend that our audit be paid from the BRF account. Initially it would be \$3K, & \$2500 the remaining two years.

Manager's Report:

Collection update:

- Juanita suggested we either write-off some bad debt or send to collections.
- It was decided to send excessive delinquencies to collections. Olympic Collections will email the agreement for approval.
- Two members will be advised of intent to lien.
- Juanita provided a copy of the assessment letter to be included with our July bill to members. It explains that a payment agreement will need to be signed by members requesting a payment plan. Further, those on a plan will not be charged interest or a late fee if paid as agreed.
- It was moved & approved to charge a \$10 late fee & charge interest to those members missing any agreed to payment.
- She also recommends the Board consider a Rules document rather than including in our Bylaws.
- The Board has the right to enforce the Collection Policy.
- The financial statements need to be adjusted so payment plans are not shown as delinquent accounts.

Audit Bids:

- After discussion about audit bids, it was moved & approved to use up to \$8K to audit 2011, 2010, & 2009 from our Bridge Replacement Funds.

HB1309:

- Effective Jan 2012, new legislation will apply to all Homeowner Associations. It requires completion of a "reserve study" (by a professional) that identifies the cost to maintain significant RIIA assets such as the bridge, roads, tennis court and community beaches. Subsequent updates will also be expected.
- Our most significant asset, the bridge, is already under "professional" review: our bridge engineers.

- The intent of the law is transparency for current homeowners and new buyers by identifying significant assets and the cost to maintain them. A FEMA study from 2010 may help with the study.
- At this time, the law requires “disclosure” only; stopping short of any “reserve account” requirements. However, we need to be mindful that should a reserve account be declared for a specific asset it will be permanently earmarked.
- In short: 1) identify significant assets, 2) annual study & updates, 3) fund maintained for repair or replacement of the assets, 4) disclose to owners.
- After Board discussion & review, it was agreed to post HB 1309 and a brief synopsis of the new law to our web page. It should be posted in a general location on the page, not under “bridge.”

Maintenance:

- A member expressed frustration that some of our community paths are not being maintained.
- Some Board members did not feel they should be maintained as an operating expense.
- It was finally suggested that the member should be encouraged to clear if desired & perhaps approach the Board with a recommendation if needed.

Burn Ban:

- Juanita received a complaint from a member regarding the neighbor burning debris excessively & impacting the air quality.
- She also advised the Board that the Fire Dept. has the authority to stop any burning if a citizen complaint indicates a health hazard.

Roads:

- Ken Kessler & Steve Brown explained to the Board that re-ditching & clearing to redirect storm water may threaten several homes during heavy rainfall. A letter & diagrams were provided to the Board.
- They have been in discussion with Rich Swenson & Mike Hirko.
- The Board expressed appreciation for the information & a better understanding of the issue. It was further suggested a sub-committee do an in depth review of action to present to the Board.
- Ken & Steve volunteered to be Roads Chairs for the coming year.

Bridge:

- Ted explained that maintenance of the concrete spalls & 11 cross members increased from the expected \$70K to \$144K.
- A bid request was made to five vendors; only two responded.
- Ted recommends we limit work to the most urgent & hold the rest until we have more information.
- He is meeting Wed. in Olympia with Exeltech & the contractor.
- He also feels unqualified for larger, more difficult projects that will need to be overseen.
- John suggested we hire a project manager to oversee our engineers/contractors for future needs.
- Ted would recommend a contract with someone bonded & licensed, etc.
- Dawn explained that the geo-tech & topographical survey & RFP was ready & was planned for posting on June 15th. However, she deferred after considering cost increases may occur while soliciting for a project manager to develop criteria & choose an engineer.
- The Bridge Comm. has established three subcommittees: Engineering & Design-Dawn, Chair, Financing-Jim McReynolds, Chair, & Legal-John Rosendahl, Chair (incl. HOA's, HOA contracting & construction attorneys)
- The USDA request for \$1B for loans passed thru the House.
- Gary Goodman heard at the bridge meeting that no wooden bridges are allowed. Clarification was made that it is creosote that is no longer allowed. Gary believes we could save \$1-2M if we build a wooden bridge, & now would be the time to do the comparison.

Security:

- New speed signs for 20mph on the bridge have been completed. This will enable an officer to ticket speeders.

- It was mentioned that truck speed should have been stated at 15mph. The truck loads & speed are in connection with insurance.
- An Officer has been hired for So. Beach for 16 hours to date; shifts of 8/4/4. A total of 16 cars without permits were removed.
- Further Officer scheduling will depend upon weather other than 4th of July & likely holidays.
- Anne needs the Officer name & hours to ensure payment prior to June 30th.

Parks & Recreation:

- Altho Russ will be happy to continue to help with the needed repairs, etc. he will no longer Chair.
- Gabrielle Gibbert volunteered to Chair.
- Tennis courts are a mess; need tree trimming & court cleaning.
- Anne suggested we offer to reimburse the volunteer for water used in cleaning. Russ will contact the Alfred's to find out whether they might be willing to clean since their house is in close proximity.
- The net & cable also need repair.
- A sign stating "no dogs" will also be posted. Russ & Ted will complete.

Miscellaneous:

- Frank Gatto presented the Board with a letter & expressed his concern about multiple lot owners not receiving their ballots in the mail as well as how the ballots were counted. It was explained that the new manager was not familiar with the way Raft Is. handled their ballot distribution until after the mailing, but that all members eligible for more than one ballot had received them for the election. The Board also offered to recount the ballots if desired. Mr. Gatto declined the offer for this election, but expects changes for the next one.
- Mike Neil resigned as Trustee effective July 1st. The new Board will entertain candidates for appointment at the July meeting. Mike will remain as Security Chair.

With no further business, the meeting was adjourned around 9:30pm

Respectfully submitted,
Trish Burnett, Secretary