

RIIA Annual Meeting Minutes
May 20, 2013
All Saints Center, 7:00 PM

The meeting was called to order by President, Rich Swenson, at around 7:10 PM. He welcomed all Island members and introduced Board members. He also introduced guests, Juanita Carbaugh, Island Manager, Roger Hansen, Bridge Owner Representative and Karl Karcher and Ron Smith of Exeltech, the Engineering firm acting as contractor for Phase II of the bridge project.

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

Report on Quorum: It was reported that there were 87 ballots cast either by proxy vote or by in-person ballots. Sarah Brown, Secretary, announced that we had a quorum, enabling us to complete the vote process.

President's comments: Rich recognized two members who have provided outstanding service to the Island during the past year: Tom Straub for all the work he performs for the Island on a continuous basis and Jim McReynolds who has worked tirelessly to secure financing for the bridge. Rich asked for two volunteers to count votes along with Juanita. Members may vote or change their votes up until counting begins later in the agenda.

Approval of 2012 Annual Meeting Minutes: Minutes of the May 21, 2012 Annual Meeting were read aloud by Juanita Carbaugh and approved as read by a motion, second and vote. .

Presentation and Discussion of the Raft Island Bridge: In order to accommodate our guests, it was decided to begin our discussions with a presentation and Q&A from Roger Hansen, Karl Karcher and Ron Smith. During their presentation, they referred to large graphics mounted on the wall at the front of the room depicting three views of the structural components of the proposed bridge. Roger began his presentation with a brief background and history of the Treasure Island Bridge, for which he was Project Manager. That project was very similar to ours in bridge size, structure and Island population. This bridge was completed in summer 2012, taking about a year to build and coming in under budget. Some points that were made during the lengthy presentation are:

- We have requested a variance from Pierce County for a 22' bridge width instead of the 28' recommended. The Fire Dept is now onboard with this width and our request has satisfied Pierce County.
- We have switched our preference from west side construction to east side because:
 1. After additional survey, we had less ownership of land in and out of the water on the west side than we believed -- we don't own property across the channel on the west.
 2. Because tugs and barges will be required, depth of the water at low tide was a major factor – east side is deeper.
- The original plan for staging of the new bridge on the existing bridge is possible but would be much more costly. The same with building the bridge in two sections.
- East side construction will require property acquisition on the mainland in the form of temporary and permanent easements from the property owner, Diane Olson. This task is underway.
- Two major issues will confront us: tides, which will mean planning construction to correspond with the most optimal tidal patterns during certain months of the year and fish windows, normally 7/15 – 9/30, but extended upon request. An extension of July to

February has been requested and accepted. We should construct our bridge in one cycle and have talked to all agencies involved, stressing the safety issue.

- Starting September 10th, we may experience a closing of one lane of the bridge for short periods of time.
- Regarding Contractor selection: We will go for bid at a fixed cost. We'll include specs for about 75% of project to let contractors put forth their ideas.
- We'll have an Island-wide meeting in July or August to vote for approval of the construction phase, Phase III.
- The timeline was discussed: Contractor selection in July, permits in hand by October, Contractor on site in October.
- Possible future contingencies include pile driving. Recent additional borings were drilled to attain bottom data near the Island side. Borings are being analyzed.

Q&A:

- Could we keep the existing bridge for foot traffic? NO, the agencies want all remnants removed
- Will the new bridge support all traffic? YES, it will be built to accommodate weights of vehicles based on current WSDOT standards.
- Where will the piles come from? CHINA, due to the cost. Will they be certified? YES

Jim McReynolds, Bridge Finance Committee Chair, talked about our nation-wide search for construction financing. We have found the apparent best answer for our needs in securing a bond with NW Farm Credit Services Bureau, They are used to working with USDA, will be willing to match the USDA amount if it exceeds the original request and will charge us interest at not more than 3% above the LIBOR variable base rate, a well-known base.

Manager's Remarks: Juanita Carbaugh reminded everyone about the upcoming environmental education seminar for Raft Island residents to be held on June 14th at All Saints Center.

Treasurer's Report 2012/13: Anne Scea, Treasurer, will post the following RIIA 2012-13 fiscal year Treasurer's Reports on the website: Balance Sheet, Budget vs Actuals and Phase I/Phase II Costs. She noted that roughly ½ of our residents are paying monthly. We now have 89% of the projected total dues paid. She also noted that the items that went over budget were the "bridge repair" required by the fire department (largest unexpected expenditure), "dock repair" made necessary by recent storm damage and "office supplies" spending due to extra mailings. She went over the proposed Annual Budget for next fiscal year ending June 30, 2014 and explained why there were some increases in amounts budgeted (e.g. tennis court repairs next year).

Regarding our dues collection policy, Dave Paly explained the changes in procedure – we will pursue judgments on any non-paying lot owners who haven't responded to letters or liens and who have the ability to pay.

There was a question of insurance on the new bridge. The cost will probably be more, not less, because even though the bridge will be new, it will be a more expensive asset.

Introduction of Candidates, Questions, Casting of Ballots and Counting of Ballots: Most ballots have been cast by members by mail or upon signing in to the meeting; however, Rich explained that anyone could change their vote or submit their ballot at this time. He introduced the candidates, explained that RJ West, Board candidate, had asked to be dropped from the ballot and that Sarah Brown had agreed to run again for Secretary. He asked for questions and ballots were cast, to be counted by Juanita Carbaugh and two other members. During the counting of the ballots, committee reports were heard.

Committee Reports:

- **Parks and Recreation:** Mike Neil, acting Chair, talked about this year's dock repair project. He said that such a project is very satisfying as it isn't expensive and it brings together Island member volunteers. We should look for more projects that involve groups of neighbors helping out.
- **Security:** Mike Neil, Security Chair announced that we will be distributing car stickers for Island parking lots this year to be used instead of hanging, removable tags. We will have Sherriff's deputies patrolling South Beach in 8 hour shifts on certain days. The 20mph limit on the bridge enables deputies to make arrests for non-compliance. The new policy on bridge jumping was explained – "non-residents can be barred from the Island and residents are subject to a fine. There was a general discussion on how to enforce our speed limits.
- **Roads:** Scott Woods, Roads Chair, explained that there was minimal work done this year: Alder Road drainage damage was fixed and we got paint to be used to re-emphasize fading speed bumps. We'll fill potholes in next fiscal year – July.
- **Investment Committee:** Mike Hirko, Committee Chair, briefly went over reports which showed overall 3/31/13 portfolio progress of \$1,507,809.56 for the Bridge Replacement Fund and \$170,933.96 for the General Fund.
- **Emergency Preparedness:** Doug Van Doren, Emergency Preparedness Chair, said that we'll have a presentation from the Pierce County team for FEMA some time in the next couple of months as part of our Emergency Preparedness agreement. He'll put the information on the website.

Member's General Question & Answer: Dave Paly talked about the important and positive results so far of having Roger Hansen working on our bridge project. There was a comment about the need for burn bans to prevent the soot and dust that seems to be appearing all over the Island. Others said they didn't notice any excess soot and didn't think any action was necessary. The County can be called in case of non-compliance with periodic burn bans and they can advise anyone about the regulations. We can put a notice in our next newsletter. A question was asked about dogs and our leash law -- this also can be dealt with in the upcoming newsletter. Anne Scea talked about the Reserve study we had prepared and which is posted on our web site under "documents".

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

- **Officers and Trustees elected:** Charlotte Crain, President; Rich Swenson, Vice President; Sarah Brown, Secretary; Anne Scea, Treasurer, Mike Hirko and Jim Cushing, Trustees serving for three year terms were elected.
- **The proposed budget for 2013-14 was approved, 84 to 3**
- **By-law amendment #1 was approved with 86 votes**
- **By-law amendment #2 was approved by 73 votes**
- **The CC&R amendment was not approved.** It received 77 "yes" votes but requires a majority of Island lot owners, or 113, to pass. We will have to have another vote for this change.

The meeting was adjourned around 9:00.

Respectfully submitted,

Sarah Brown, Secretary