

RIIA BOARD MEETING MINUTES

September 16, 2013

All Saints Center, Raft Island

Board Attending: Charlotte Crain, President, Rich Swenson, VP, Sarah Brown, Secretary, Trustees: Jud Morris, Dave Paly, Mike Hirko, Jim Cushing, John Rosendahl,
Absent: Anne Scea, Treasurer and Trish Burnett, Trustee

Members Attending: Doug Van Doren, Tom Straub, Jim McReynolds, Dan Fitzgerald and RJ West.

The meeting was called to order by President, Charlotte Crain at 7:06 PM. Introductions were dispensed with.

Member's Request to Address Board: Dan Fitzgerald, Island member, addressed the Board regarding changes at South Beach park and launch ramp which will occur as a result of the bridge replacement. He suggested that he and other boat launch users would likely be able to propose modifications that could enhance the area, such as removing large rocks from the launching road side, widening the road, moving the dumpster, removing unused dinghies and kayaks. Board members agreed it would be beneficial to be pro-active in this area; however, Tom Straub said plans have already been drawn for that area by the contractor. We tabled the subject until next meeting when we can talk to Roger Hansen about it and secure the plans for viewing

Minutes Approved: Minutes of the August 19th, 2013 Board meeting were approved with corrections made by email.

Treasurer's Report: Treasurer, Anne Scea, was not present but submitted treasurer's reports by email to Board members on September 14, 2013. She also submitted a copy of the latest bridge construction budget and expenses as of Sept 11th. Anne's email stated that we had spent \$807,000 to date on Phases I through III of the bridge project and that we are required to spend \$1.25 million of our funds before we start drawing on the construction loan. A question was asked about the process of forwarding money to contractors during construction. Jim McReynolds said that the contractor sends us a bill, we forward and the job is checked to see if work has been done before payment is made.

Managers Report: Island Mgr, Juanita Carbaugh, was not present – an emailed Manager's report was received by Board members on Sept. 12th.

- The Collections update was discussed and the list reviewed. We were able to collect \$1,857 owed by Kevin Krag, past owner of lot #69B, as part of the foreclosure proceedings on that property. We will have to write off the rest. A motion was made, seconded and approved that we write off \$599.24 as bad debt on the property. The lien has been released.
- There was no report from our attorney on the judgment efforts against other

delinquent lot owners. Jim Cushing will ask the attorney for an update.

- We discussed the issue of whether to include names and lot numbers of members whose dues are delinquent in posted minutes. It was decided that if actions are taken by the Board, that information plus the reason for the action should be recorded.
- We discussed votes taken by the Board and whether or not a dissenting Board member's name should be recorded if the vote is not unanimous. Mike Hirko will draft a policy and we will revisit the subject at another meeting.

Bridge: Rich Swenson led a discussion of the progress report written by Roger Hansen, Bridge Owner Representative: copies of his 9/16/13 report and "Permit Matrix" of all agency approvals were distributed. Rich summarized as follows:

- The Gig Harbor Peninsula Advisory Commission and Pierce County hearings went well: a few problems such as pile driving noise and view restrictions were dealt with satisfactorily at the hearings
- We have spent a lot of money on attorney's fees, many forms and signatures. The construction contract has been signed. It was remarked that Jason Wadler, the construction attorney, has been doing a good job for us.
- A meeting in Olympia tomorrow will produce a "Notice to Proceed," and then we can proceed to bonding from the NW Farm Credit Bureau. The Treasurer has scanned the necessary forms and sent them with a check.
- Pilings have been ordered.
- We'll set a date to complete the easement sale and recording.
- We have sufficient funds in the BRF to last until October

Road Easement Issues: Dave Paly, Board member, introduced an item for discussion: some lot owners have encumbered the front road easement on their property with parking pads and carve outs so that cars can be parked alongside the road. There was discussion on whether each lot belongs wholly to the homeowner or if the 60' Island-owned road easement extends into the front part of each lot. Jim Cushing said that there have been legal court decisions enabling homeowners to use their entire property including easements as they see fit. It was pointed out during the discussion that our CC&Rs give us the right to remove any vehicle that creates a hazard. Dave made a motion that we have a rule that any earthwork or paving to allow parking vehicles, boats or RVs on the road, or any long-time parking on the road would have to be approved by the Board. The motion died for lack of a second.

Document Storage: Rich said we need to determine how to collect and store documents. We have issues that come up involving documented agreements from years ago. Anne Scea and others have many past documents in file at their residences which we will need to collect and organize.

Committee Reports:

Roads, Parks and Recreation: Rich said we should refer homeowners back to the documents on the website about trimming trees, shrubs and so forth.

Emergency Preparedness: Doug Van Doren, Chair, said that though we participate in

the disaster plan of FEMA, we have no emergency plan. The board briefly discussed how to put one together. Some homeowners may have generators, ham radios, etc. We could have a potluck to get people together to give them information. It was suggested that an article in the Newsletter could give out emergency information, also that a Newsletter article would help get Island members in touch with the future bridge replacement schedule. No proposals were formalized. Charlotte will contact Island members who may want to organize a potluck.

New Business: Jim Cushing led a discussion about lot 197A, owned by Douglas Branson, which was recently cleared of trees. Jim discussed the history of this small lot, which was bought by Branson but not developed, per a letter agreement with the Association in 1992 that as long as the lot was not developed, no annual dues would be charged. In light of recent activities, as the agreement requires, the owner would owe back dues to the date specified in the agreement. Jud Morris moved that the Board ask Jim to write a letter to Branson, enclosing a copy of the prior agreement, asking for dues back to the prior agreement. The motion was seconded and passed.

Newsletter: It was requested that articles for the next Newsletter be forwarded to the editor by October 15th.

There being no further business, the meeting was adjourned at 8:45 PM.

Respectfully submitted,
Sarah Brown, Secretary