

## **RIIA BOARD MEETING MINUTES**

### **January 20, 2014**

The meeting was called to order by President, Charlotte Crain, at 7:00 PM at All Saints Center. Introductions were made.

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

**Members Attending:** Jim McReynolds, Tom Straub, Bob McCoy and members John and Mary Hyry.

**Request to add agenda items:** Two discussion items were added: speeding problems requested by Jim Cushing and signage for USDA requested by Charlotte. They will be brought forward later in the meeting.

**Member's Request to Address Board:** None

**Approval of Minutes:** Minutes of the November 18, 2013 Board meeting were approved with two corrections . Revised minutes will be emailed to Board members prior to posting.

**Treasurer's Report:** Treasurer, Anne Scea, submitted treasurer's reports by email to Board members on January 14, 2014. Anne reported that 2-3 months into the bridge project, the draw requests are proceeding smoothly – according to plan. John Rosendahl questioned the negative \$1M net income entry on the Balance Sheet. Anne explained that the negative income figure results from less BRF dues than expenditures on the bridge. The difference in funds comes from the construction loan. Judd moved that we accept the Treasurer's report, Rich seconded and the report was accepted

**Investment Committee Report:** Mike Hirko presented the report showing 2013 end-of-year balances of \$184,490 and \$639,620 for General Fund and BRF respectively. The balance in the BRF is \$628,794 on 1/16/14, with \$12K+ in the checking acct. Mike said that the BRF balance could be used for another major project, such as new roads. Board should decide what to do with the remaining BRF balance.

Two options were discussed: (1) to use the balance to pay down the long term bridge loan principal to possibly reduce monthly payments or (2) to use the balance for a cash infusion to the roads fund. John said that since this item was not on the agenda, we should table any decision for another meeting when we can get input from the Island as to their priorities, calculate any benefit from paying down the principal and fully assess our roads condition and timetable. Tax liability would be another consideration if we sell any securities. Jud moved and it was seconded and passed, with Anne Scea voting no, that we leave our investments as is until we can have a full discussion and decision on what to do with the BRF money. The subject was tabled until the next meeting and will

be put on the agenda.

Jim McReynolds will head up a committee to look into the road issue as described in our latest Reserve study.

**Bridge:** Rich Swenson reported on bridge progress after his communication with Roger Hansen, Owner Representative. Based on Roger's progress report, Rich told the Board that all is going well: all in-water work is complete, all utility work has been mapped except with the exception of gas. PSE is one of the remaining wild cards. At this time a subcontractor is putting together a bid for the relocation of the gas line. Another issue is speeding over the bridge during construction. For the safety of the contractors as well as children, speed bumps were installed. Since there were complaints about the severity of these speed bumps, Charlotte will check with Karl to see if less abrasive ones could be installed instead.

**Managers Report:** Juanita Carbaugh, Island Mgr emailed report to Board members on January 15, 2014. She reported on the filing of liens and the success of lien notices. Charlotte will check with her about the progress of our civil suits against long-time delinquencies. Charlotte requested and the Board agreed to approve of the re-filing of a lien against lot owner, Krag, (lot #69B) against whom the collections agency has secured a judgment. Also, we learned that lot owner, Branson, (lot #197A) has paid most of the back dues that were owed once he began to develop his property. Trish Burnet expressed concerns about privacy when we pursue a judgment against an Island member – our by-laws require that notice to the membership “of the legal action” occur whenever we pursue such action against someone. Trish said the by-laws do not stipulate the details to be published.

Charlotte said that we must approve a new contract with the Island Manager: salary will be same as last year, a few minor changes were made. The Board agreed to approve the contract.

Charlotte reported that Exeltech has made a written request that we provide them with a “release of interest” so that they may take action against an individual on Raft Island due to that person's allegations against them. Jim Cushing moved that we approve Exeltech's request. The motion was seconded and approved unanimously.

#### **Committee Reports:**

**Parks and Recreation:** No report

**Roads:** No report from the Chairperson. Charlotte reported that the situation of the truck parked hazardously alongside the road at lot 78 has improved somewhat.

**Security:** There have been reports of theft during the last month: a motor was taken from an owner's garage, a house was broken into when the owner was home, some power cords were stolen. Mike Hirko reminded everyone that the best way to combat such problems was to notify the police and then to notify the Island Manager.

**Emergency Preparedness:** No report.

**Communication:** A Spring newsletter will be put together after the February meeting.

**Old Business:**

**Document storage:** No progress has been made and there is currently no one willing to head up this task, according to Charlotte.

**New Business:** A budget committee for the next fiscal year is needed before the March meeting. By-laws require at least three non-board members be on the committee. Anne will talk to Monica Butler about helping to form such a committee; however, we will need others. Anne, as treasurer, will participate.

Rich said that we need a plan for getting approval of a CC&R change which is a USDA requirement. Suggestions included signing parties, going door-to-door and a better explanation of the change.

There being no further business, the meeting was adjourned at 9:50 PM

Respectively Submitted,

Sarah Brown, Secretary