

RIIA BOARD MEETING MINUTES

March 17, 2014

The meeting was called to order by President, Charlotte Crain, at All Saints Center. Introductions were dispensed with.

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

Absent: Dave Paly and John Rosendahl, Trustees.

Members Attending: Island members Tom Straub, Bob McCoy, Jim McReynolds and Doug VanDoren.

Request to add agenda items: A discussion of whether Island members would be allowed to pay their bridge loan obligation to RIIA up front instead of with monthly payments over 30 years was requested by Island member, Bob McCoy. This topic will probably be brought up at the annual meeting in May. Among the points discussed were:

- The Board will be required to provide clear direction of our options at that time, though the monthly payment amount will not be known until completion of the bridge in late summer.
- Members obligation to cover a possible “bad’ debt” or overrun situation will not be reduced by any up front payment.
- Most Board members believe very few would opt for up front payment: a poll would be useful.
- Bookkeeping for a two-tier payment schedule would be difficult, resulting in higher administrative cost.
- Since the loan is to the association, the type of payment to RIIA appears to be an association decision, according to Anne Scea, Treasurer.
- Trish suggested we keep the loan payment part of our dues separate from the regular Island maintenance assessment.
- Bob will send out a draft of possible wording describing the issue for members.

Member’s Request to Address Board: See above.

Approval of Minutes: Minutes of the February 17th, 2014, Board meeting were approved as amended. Revised minutes will be posted to the website.

Treasurer’s Report: Treasurer, Anne Scea, submitted treasurer’s reports by email to Board members on March 14, 2014. Anne provided an alternate report of total cumulative bridge replacement expenses instead of the cumbersome line by line detailed expense report emailed earlier.

Proposed Budget: There was discussion of next year’s budget, prepared by Anne and the Budget committee. Anne distributed a print out of annual costs based on four scenarios of

loan amounts. Scott Wood, Roads Chair, has emailed the Board that he believes we need to commit more funds to “roads” maintenance for the next fiscal year with increased cost for ditch cleaning and pot-hole repair. Mike moved and Jim seconded that we add another \$4500 to road maintenance. There was discussion and Rich amended the motion to change the additional amount budgeted to \$6000. Sarah seconded the amended motion and it passed unanimously.

Trish mentioned that we will still be collecting BRF dues at the same time that loan payments are included in the proposed budget. Anne said that we will not need to change our dues at this year’s annual meeting as that will happen when the bridge is finished. Rich said that we should have a line item in the budget for bad debt. Anne agreed and said the actual percentage of bad debt is only about 2%. Rich moved, Trish seconded and it passed without dissent that we add a line item for bad debt and accept the budget with the two amendments discussed. The motion passed without dissent.

Managers Report: Juanita Carbaugh, Island Mgr emailed report to Board members on March 14, 2014. She reported that civil suits against certain lot owners are underway, according to a document from Dave Britten, our attorney. No responses yet. We need more clarity on the specifics of our suits and Juanita will provide same

Bridge: Rich Swenson reported on bridge construction based on a progress report from Roger Hansen, Owner Representative:

- Progress was made on the cost of gas line installation. PSE and their contractor, InfraSource, verbally and in writing, agreed to a fixed price quote of \$188,214.
- Regarding landscape design at either end of the bridge: we should have two or three plausible design options by the next meeting. Pierce County has been helpful in suggesting plants that would be appropriate. Parking for South Beach and the boat ramp is a concern. We have \$30K to spend. We may decide in the future to increase landscaping funds. The bridge entrance road on the Island side could be part of the equation.
- There was a discussion about whether or not to install electric power/ lights and/or water in the curbs on the bridge – a decision which must be made soon. The cost for these improvements is additional to the original bridge bid. We will receive additional information by email and we can vote on our preferences by email as well.
- Barges are bringing in concrete girders and the large on-barge crane to place them. GEO foam has been installed behind the concrete abutments on the island for stability.

Committee Reports:

Parks and Recreation: No report

Roads: Scott Wood, committee chair, was absent; however, he emailed a request for an increase in roads maintenance funds for next year. This was discussed earlier. It was

reported that some drainage ditches got blocked in the past, causing the cave in at South Beach last year

Security: No report.

Emergency Preparedness: No report.

Communication: No report

Old Business: File storage was briefly discussed and Jim Cushing offered to store past documents at his house in order to get them out of Anne's garage.

New Business: None.

There were no further reports or business; therefore the meeting was adjourned.:

Respectively Submitted,
Sarah Brown, Secretary