

RIIA BOARD MEETING MINUTES

January 19, 2015

The meeting was called to order by Treasurer, Anne Scea, in the absence of President, Rich Swenson and Vice President, Charlotte Crain, around 7:00 PM at All Saints Center. Board introductions were made

Board Attending: Sarah Brown, Secretary, Anne Scea, Treasurer; Trustees: Mike Hirko, Jim Cushing, Trish Burnett, Doug Van Doren, Linda Karle and Jud Morris. **Absent:** : Rich Swenson, President and Charlotte Crain, VP.

Members Attending: Island members, Tom Straub, Jim McReynolds, Scott Wood, Sean Taylor,
Owner of #191 Cedar Lane.

Request to add agenda items: None

Member's Request to Address Board: #191 Cedar Lane resident, Brass, asked to address the Board regarding an ongoing dispute with neighbor at #194 Cedar Lane. (It was noted that Cedar Lane, a private road, runs through lot #191 and ends at #194.) The issue involves unleashed dogs and there followed a discussion of our leash law as stated in the By-laws. It was agreed that the wording applied to any dog on the Island who is not on a leash. If a dog owner is warned and subsequently fined, they have the right to address the Board for an exception. No further action was required of the Board on the issue at this time.

Approval of Minutes: Minutes of the November 17, 2014 meeting were approved as read.

Treasurer's Report: Treasurer, Anne Scea, submitted Treasurer's reports to the Board by email on January 14th. It was noted that we will have to allocate more money for bridge maintenance next fiscal year due to the sweeping requirement for the new bridge.(a two-hour job). Tom Straub will put together a package. The Treasurer's Report was approved. Off the subject, there was a brief discussion of bridge right-of-way as some homeowners have asked who would have to yield when exiting the bridge onto the Island and making the first left turn onto Raft Island Dr. It was pointed out that a vehicle turning left when exiting the bridge would have to yield to a vehicle heading for the bridge on Madrona Dr.

Quarterly Investment Report: Mike Hirko, Investment Committee Chair, distributed the quarterly investment reports by email. He reported that the committee discussed USDA loan payments which will be made semi-annually: April and October. The money will be drawn from the BRF checking acct and the BRF reserves. The committee recommended adding a separate mutual fund to the Vanguard BRF account for reserve payments. They will have a recommendation by March.

Managers Report: The monthly report from Juanita Carbaugh was emailed to board members on December 12th – there were no questions. It was reported last month that Attorney, David Britton discovered an error in the original judgment filing against Gettys (lot #s 211,213,215). Britton has amended the complaint at no cost to us. Jim Cushing will follow

up with the attorney to obtain status and we'll send a Supplemental Proceeding "last chance" letter to Gettys.

Bridge: No issues to discuss

Committee Reports:

Parks and Recreation: Shawn Taylor, new Parks Chair, reported that he has been reviewing what needs to be done on the Island. He reported on several areas of concern:

- **Sign:** We need to get a new road map sign as the old one is worn, torn and inaccurate. He suggested a metal sign and will investigate its feasibility.
- **Tennis Courts:** Courts need to be scrubbed. Using Island volunteers we could probably clean at little cost.
- **Dinghy rack:** He's been surveying neighbors to help determine whether or not to replace. The previous dinghy rack attracted old, derelict boats that were never used and rats. He suggested that boaters could be charged annually for a dinghy rack pass if we install a new one.
- **Sea wall:** We've had water lapping over the top of our wall during storms and should improve it by building it higher. Due to recent regulation changes, such a project would be costly. Our willingness to improve will come down to the cost.
- **North Beach:** Shawn is still studying this property as to what needs to be done. Mike Hirko will discuss several ideas with him.

Roads:

- **Catch Basins:** Scott Wood, Roads Chair, received bids for catch basin repair. There are about 12 which need repair, half a dozen are in bad shape. The bid was for \$2000 to repair four catch basins, then evaluate, and decide if we want to do the rest. There was a brief discussion and a motion was made that we spend \$2,000 to hire the bidder to repair four catch basins. The motion was seconded and passed without objection. Scott reported that the ditching we have done has already improved drainage.
- **Private Roads:** There was discussion of maintenance of Maple and other private roads. Jim McReynolds said that there are some 24 or 25 lots on the three private roads. It was agreed that currently the Island has no obligation to maintain Maple, Cedar and Alder Lanes. A decision will have to be made about these roads if we decide to replace the Island-owned ones. It was mentioned that mailboxes might have to be replaced if new roads are constructed.
- **Road Replacement:** Jim McReynolds led the Road Replacement committee in presenting a Power Point presentation to the Board. Committee members are: Jim, Eric Luria, Tom Straub, Doug VanDoren and Scott Wood. There were six scenarios suggested for consideration. The committee assumed 4% inflation/yr, average USDA loan interest rates of 4.2%, after tax investment rate of 4%, 5% uncollectable dues, road replacement would not include private roads (9.9% of total), replacement horizon from one to seven years, all properties would pay equal shares. Full cost of replacement, about \$1.5M. A 66 2/3% vote would be needed to proceed. Each scenario had details of time frame and cost. The scenarios were:
 1. No road replacement – maintain drainage and pavement repair
 2. Establish and build road reserve to 100% of project costs: single project 2022.
 3. Borrow balance of project costs: repave in summer 2016

4. Gradual assessment ramp up, repave in 2018
5. Single super assessment (\$3,843 per lot), 2016.
6. Phased project implementation, no loans, repave in 3 phases- 2016, 2017, 2018.

There was a discussion of the details of the scenarios. Some changes were made in the assumptions. The committee recommended we conduct a survey of the Island with the various scenarios, hold a Q and A session afterward and eventually send out a ballot for a vote. Trish said that it sounded too ambitious to get to a vote by next annual meeting, but it was agreed that a survey should be circulated. Anne said that at the end of the fiscal year, we'll know what we've collected and just how much we have in reserve. It was agreed that Board members would study the report, make revisions in the survey, perhaps reduce the number of scenarios and be ready to finalize the wording to a mailing to be sent to Island homeowners. This should be done by the next meeting.

No further business and the meeting was adjourned at 9:10 PM.

Respectively Submitted, Sarah Brown, Secretary