

**R.I.I.A. BOARD MEETING
Aug 17, 2015 7:00PM
South Beach, Raft Island**

Board Members in attendance: Crain, Swenson, Scea, West, Hurley, Williams, Hirko, Burnett, Cushing

Members in attendance: McReynolds, Wood, Philley, Stewart

Member's Request to Address Board

Pete Philley speaking for David Paly: – lot 77 has a county permit sign to add an ADU. Island covenants limit one dwelling per lot., however, there are at least two or three more lots with ADUs, which have been allowed by default. Larson is properly going through permitting process. Pete doesn't know the reason for the one dwelling limitation – there's no restriction on how many people can live in a house or how big the house can be. But if we're going to have covenants, we should enforce them.

John Larson, #77 (letter attached). The property was marketed as a building site. House is very small and his reading of the covenants wouldn't prohibit the addition he proposes. Does not intend to use the ADU for a rental.

Swenson moved to tell Larson, that the ADU violates the CC&Rs. Burnett seconded. Passed.

KELLY TOY # 106 - wants to bring rent-a-goats to eat blackberries for a couple of days. All board members agreed that since the goats won't be permanent residents there is no objection.

Sue & Bob Mounts #27 - request to move speed bump at the end of their driveway, at their expense. Woods recommends moving it 20 feet uphill. The Board agrees with the recommendation to move the speed bump up hill. The Mounts' new curbs now extend into the right of way. In their defense, they asked someone from the board to come and look where the contractor proposed to put the curbs, and see if it was ok, but no one went.

Cushing moved to ALLOW the Mounts to move the speed bump up the hill, to current configurations, paint it , and have them grind the curb back 3' from the road way. PASSED. BURNETT AND WILLIAMS OPPOSE as they oppose all speed bumps.

Approval of July Board Mtg. minutes: Moved and APPROVED

Treasurer's Report – Anne Scea - The Treasurer proposes to break up the \$475,000 currently at Alliance Bank, as it is above the \$250K FDIC insurance limit. Move approx. \$250,000 – \$300,000 in a series of timed CDAR accounts to keep less than \$250,000 in any one bank. CDARs will be from 2 mos to 1 yr. Moved and approved.

Manager's Report :

- \$10,332 COLLECTED FROM SELVER [lot# 16] BY ATTY BRITAND. House has been foreclosed on and bank paid the debt.**
- Cooper owes \$50 for off leash dog**
- People who hit the Raft Island sign on Kopachuck Rd. paid \$200 to repair the damage**
- Getty – Getty's have three lots down by the camp [211,213,215] on which they owe approximately \$40K. The board has filed suit, but has offered to settle for \$30K. Getty did not respond to our settlement offer. Should the attorney proceed with foreclosure? Swenson will follow up with Getty and if no answer, will tell Brittan (Island attorney) to proceed with foreclosure.**
- There are 4 others, including one serviceman, who owe substantial amounts. One of them is Paul and Terry Shultz, lots 54 and 83. They just got \$100K line of credit, even though we have liens on those properties. The Board agreed the Island should look at foreclosre on those lots.**
- Hager's property[#45] owe \$2500. Foreclosure auction scheduled for last week was delayed two weeks.**

Committee Reports

Parks and Recreation – Mike Neil –

- **North Beach – will frame the steps and pour concrete to fix them. Glen Stewart says the water under the step is undermining it. Glen will help.**
- **Dock – Mike pounded in nails. He wants to replace deck on dock and replace bumper, ladder is gone. Will have work party this fall. (Because of fewer pilings on bridge, float is taking a worse beating.)**

Roads – Scott Wood - Jim McReynolds went to another loan company to see if it would lend the Island money for road improvement. They were not interested. He will try USDA.

- **Painted some speed bumps.**
- **Rich Swenson - contract to review for our road's project manager – Richard Day - will have contract in a couple of days.**

Security Matt Hurley – hired officer for a presence for one weekend. Seems to have helped eliminate bridge jumpers. Will have officers out again, for maybe a 4 hour shift at high tide

Burglary on Kopachuck Dr. – burglar left behind the magazine of armor piercing bullets. Had on a Bullet proof vest.

Investment committee – committee recommends money be put in CDs for a better return than money market. Leave \$1000 in money market so it remains open for deposits. Richard Day will cost \$20,000 need to keep that amount liquid. If members approve roads

in May will need some start up money. Swenson moved to transfer all but \$30,000 to max 1 yr. CD. passed

Old Business

--Status of the Raft Island sign – Glenn Stewart has someone lined up to do it

--Landscaping contractor recommendations and discussion – interviewed 4 bidders – boiled down to 2 :

1) Green Effects, least expensive, \$875/month – seems to be more flexible – during fall blow leaves, sweep bridge and scoop up sand, barking and weeding; North beach mowing.

2) Crown is \$1000/month, and will mow every month whether we need it or not

We currently pay Tom Straub \$500; either contractor will put it over budget.

MOTION was made to hire Green Effects at \$875/month from Sept – June - with termination on 30 days notice clause. Will re-evaluate in Feb and put in budget for next year. PASSED.

Contact person for landscapers will be Juanita.

Tom has continued to water plants and keep landscaping alive – board needs to add in next year's budget for water to the landscaped areas.

Next meeting: Sept 21st, place to be determined

Email from John Larsen re: ADU

From: John Larsen <jlarsen@soundsleep.com>

Date: August 17, 2015 at 10:18:33 AM PDT

To: Juanita Carbaugh <juanita@hoacommunitysolutions.com>

Subject: Please forward to board

Thank you Juanita I would appreciate it if you could send this to the board before tonight's board meeting.

To raft Island board,

Regarding my plans for building at 77 Raft Island Dr. I purchase the property in 2012 and it was marketed primarily as a building site. My plan for the property is to put a second story on the existing structure and build a garage with living space above it. The existing house is quite small and the kitchen is tiny. My plan is to put an auxiliary kitchen in the garage unit to serve additional space for private social functions. Recently a neighbor approached me and indicated his opposition to this plan. I question his fears as I am very quiet and no case would have as many people on the property as some of my neighbors do now.

I read the original covenants and it appeared there was nothing that prevented me from doing this.

Recently a neighbor approached me and said he would object to my doing this as it violated the covenant against multiple residences on one lot. I believe that may have been added after I purchased the property. However it is not my intention to use the property as a rental or in any other way benefit from it commercially. The property is completely to be used by myself and my family.

I have checked with with my architect, and we could classify the building as an accessory dwelling unit, however that would require that I not put in the stove. If worse comes to worse I can live with that however it will substantially reduce my ability to enjoy my property. It is difficult to believe there are no other auxiliary kitchens on the Island.

I assure you that the improvements to my property will be in very good taste and add value to the community of raft Island.

I hope that the board will see fit to let me go through with my plans as is but if this is an issue for the community I can make some adjustments. I am unable to attend tonight's meeting but would be available for one at a later date. I have no immediate plans to begin building.

I anxiously await hearing from you, thank you all for your service to the community.

Sincerely,

John Larsen

77 raft island drive