

R.I.I.A. BOARD MEETING

Oct 19 , 2015 7:00PM

All Saints Center, Raft Island

Board members present: Crain, Swenson, Scea, Argenzio-West, Cushing, Hirko, Burnett, Hurley, VanDorn

Absent: Williams

Members present: McReynolds, Chris & Linda LeClaire #8A (new owners)

September minutes were approved.

Treasurer's Report - RIIA financial management software was switched from 'Quickbooks On Line' to 'Village Management' which is more HOA oriented. The manager now generates the reports and the Treasurer reviews them.

Manager's Report - bridge insurance renewed: \$23,000; the manager submitted the draft audit report.

There was a discussion of including name and lot # of debtors in the minutes. The board approved a policy on this subject in Oct 2013: in order to have a useful, complete legal record, the name and lot # would be included in the minutes. The Board also has a policy of including the names of dissenting or abstaining board members on any votes. The Board agreed to post the policy on the website.

There should be a "Policies" page on the website which includes not only the above, but also the policy on septic lines crossing the road, brush trimming, and collections.

Getty #211,213,215– Getty's agreed to a settlement of \$30K, total, on the conditions that they make a payment of \$12,000 (they did) and signed an agreement stating that their total balance of \$40,485.02 will stay on books until he pays the balance of \$18,000 by Jan. 15, 2016. In exchange, RIIA will drop its lawsuit. If the balance is not paid in Jan, the entire \$40,485.2 will be due. RIIA's Attorney, David Britton, says it won't take much to reinstate the lawsuit if needed.

Shultze #54,83 - recently got a line of credit, however, they have never paid their assessment and owe RIIA \$18,819.67.

Committee Reports

1. Parks and Recreation – Mike Neill -

- landscape maintenance doesn't appear to have been done – Neill will follow up with landscaper
- Nothing has happened at North Beach to repair the stair, plan is to apply for an emergency repair permit;
- Gate lock – Cooper #191 put in an old key which got stuck in the lock, in Mike's assessment it wasn't done maliciously

2. Roads – McReynolds and Crane went to meet with USDA on Oct 14th. The meeting went very well. USDA wants a capsule description of changes made in the by-laws and CC&RS since 2010. (Swenson volunteered to provide) Normal market rate USDA uses is 3.25%.

- RJ West will speak to USDA attorney about wording of the bylaws changes.
- Need public notice published in the Gateway 30 days in advance of the meeting at which the RIIA Board will vote that it will apply for the USDA loan. USDA has funds available.

- if the roads are built starting in summer 2016 and first payment due 2017. Richard Day, Road Project Manager, anticipates having this project go out for bids by the end of the year. Day spoke to the county and no permits, inspections, or SEPA will be required. Day's report will not be done until Jan., after he studies the roads in a fully saturated condition. Jim McReynolds will take photos and geotag them, so there will be no question.
- Next: notify the membership and give public notice.
- Deferred discussion on whether to pave the 'private roads' – Alder doesn't want repaving; Cedar and Maple don't have a consensus and the objectors live halfway down each road.
- Got permission from county to put a "Raft Island" road sign at the top of the access road. The Board approved buying and installing a sign.

Road Report – Board agreed to send a letter to builder of new house under construction @ #182 who has filled the ditch and impacted the drainage.

3. Emergency Preparedness – Doug Van Doren – FEMA/Washington State/Pierce County submission complete and submitted. Copy posted on RIIA website

4. Security - Matt Hurley - no report

5. Communication – newsletter – articles due to BJ Winter Nov 9th with the goal of sending it out the week before Thanksgiving,

6. Investment Committee – Mike Hirko

\$129,600 in bridge replacement fund; \$26,200 USDA reserve – \$2466 every month goes into the reserve.

\$772,400 in general funds; \$575,200 of that in road fund at Alliance bank.

Mike will draft investment policy for Board discussion.

Old Business -

Speed bump needed by tennis court – won't install until roads are redone, since they are anticipated to be redone next year.

Next meeting Dec. 7th