

R.I.I.A. BOARD MEETING AGENDA

March 21, 2016 7:00PM

All Saints Center, Raft Island

7:00PM Board Introductions

Board Members present: Crane, West, Scea, Burnet,
Williams, VanDorn, Hurley, Hirko, Cushing

Absent: Swenson

Members present: McReynolds

Request to Add Agenda Items - none

Member's Request to Address Board - none

Approval of January Board Mtg. minutes - approved

Treasurer's Report – accepted

Manager's Report –

- #8A sold;

- Received a complaint from Victoria & Scott Nokleby about water draining from the street onto their property, #242. There was a discussion as to whether the problem is due to the water from the street or the fact that the property is on the lowest part of the island. Board doesn't feel this is an Association problem. It is up to the member to mitigate and coordinate with the Road Committee about mitigation.

- Schultze sent payment per agreement, to pay double for the next three months. At this rate it will take 5 years to repay, which is unacceptable. There was a discussion regarding the expectation of the board on the length of time that should be allowed to repay their arrearage. General feeling is that arrearage should be repaid by Dec 31, 2016.

- Getty's are once again behind in dues. Agreement was RIIA would dismiss the lawsuit if they abided by the agreement. Since they've breached the agreement, lawsuit will be reinstated and they'll be responsible for the entire amount which was owed. Check with Rich, this may not violate the agreement.

The Treasurer presented the proposed budget for 2017. -

-Grounds maintenance expense has gone up since Tom Straub is no longer doing it.

-North Beach project, which involves the stairs collapsing away from the wall.

-The dock is in bad shape and \$1500 is probably not enough to complete the repairs.

-If road project isn't passed, will require more for road maintenance

There was a discussion of how much money RIIA has to put toward the roads and how much to keep in reserve. Estimate for road project is: \$905K + private roads \$96K, these are estimates only, no bids have been received.

- USDA has approved a loan to RIIA \$600K for the road project
 - It was suggested RIIA use \$875K of its own funds towards the roads and make up the rest with USDA loan of about \$325K
 - USDA loan is 3.8125% fixed and RIIA will ask for 10 year term.
 - \$300K@ 3.125% will up dues \$10/mo.
- The proposed budget was adopted and will be presented to the membership for approval at the annual meeting.

Committee Reports

Security - Matt Hurley reported that there was an attempted burglary at #145. Matt will do house checks if people are going out of town.

Communication – Articles for newsletter are due March 28th

Old Business

-Ballot discussion –

- by-law change required by USDA: add a provision that all roads and bridge are open to the public and RIIA will not restrict access.

- Repaving of the private roads: historically RIIA has paid for half of the road maintenance on those roads. If the owners on those roads want RIIA to pay for half, they have to come up with their half before the road project begins so those roads can be done at the same time. Need a

letter to the residents of Maple, Alder & Cedar, with the estimate of the amount required for paving each of those roads and what the 50% amount is estimated to be.

-Nominating committee – John Shoemaker will chair -

New Business - none

Next meeting April 18th