

R.I.I.A. BOARD MEETING AGENDA

June 20, 2016 7:00PM

South Beach, Raft Island

Meeting was called to order at 7:05PM

Board members present: Crain, Swenson, West, Scea,
Cushing, VanDorn, Hurley, Burnett, Williams

Absent: Hirko,

Members present: Jud & Lynn Morris, #124, McReynolds,
#55,

Request to Add Agenda Items: none

Member's Request to Address Board: none

Approval of April Board Mtg. minutes: APPROVED AS
CORRECTED

Treasurer's Report - working with Janet, Island Mgr. on
making her reports more user friendly

Manager's Report

1. Getty debt repayment: Swenson contacted Getty, who said they will try to catch up on their payments. Attorney said we cannot reinstitute the suit, RIIA will have to refile. It is the Board's intention to refile the suit if Getty gets behind on

his assessments again. The island has already filed a lien on Getty.

2. Shultz debt repayment: Island Manager contacted Shultz's, they made double payments from March – June, they say they can't pay any more than that. Board's consensus was to let it be as long as they are making payments, for the short term. RIIA has not waived interest. Will have the Island Manager send them a letter agreeing to double payments for the short term, but will need a better agreement down the road; if they miss payments RIIA will begin foreclosure.
3. Dan Jensen #185, owes \$12,064.75, recently completed bankruptcy and didn't list this debt. Asks RIIA to waive past and future interest and fees. Proposes to pay \$165/mo + \$125 as past due principle. He didn't offer cash settlement like Getty; RIIA did not waive interest and fees on Shultz. RIIA attorney sent him a letter in 2013 stating he would be liable for the debt, which he ignored. When he got the letter in 2013 he owed \$233, with three years of unpaid dues, plus interest and fees, he now owes \$7000.
4. 4. Hollenbeck, #222 – owes \$16,000, but is in foreclosure, not much we can do.

5. Wetland, #134 Madrona – ????????????

6. Hager – referred to collections for debt on #223

Someone will sit down with Island Manager, Janet Biggs, and get a status report with a summary of actions in regard to the top 10 debtors.

Committee Reports

1. Parks and Recreation – Mike Neill – bids for North Beach repairs –

Bids:

- a. Bay Marine: \$16450.00 (construction) + \$1299.55 (tax) + \$5000.00 (permit fee) Total >\$22,000
- b. Sound View Consultants: up to \$5000 for permit only
- c. Inline NW, LLC – construction of the stairs only: \$6152.33 (construction +tax)
- d. Inline + Soundview = \$11K.

Vote on which option: Burnett moved that RIIA hire inline and Soundview – approved.

Dock repairs are a fall project

Mike will check that landscape company has reset sprinkler system.

Leave hose with water on at S. Beach on 4th of July. Mike will purchase hose and nozzle.

2. Emergency Preparedness – Doug VanDorn - no report
3. Security - Matt Hurley - deputy will be here for weekend of the 4th. Matt will do a house check if residents are gone, no charge.

4. Roads:

Brushcutters: Lynne Morris had comments on waiver process. She would like to ask if they are in compliance, have an inspection, and if not tell the brush cutter to come by.

1. Charlotte just decided, ask for a waiver and if you aren't in compliance, no waiver next year.
2. At this point, if waiver properties aren't in compliance, brush cutter won't come for another year, and they will be out of compliance for an entire year.
3. There were observations that the brush cutter didn't seem to need to cut much.
4. The contract needs to be refocused on the couple of places that really need it.
5. Current contract cost - \$2700

Arborist is supposed to come give an estimate on the big fir tree on South Beach – two different arborists gave opposite opinions on whether it needed to be taken down.

The Road Committee report contained photos of NO DUMPING SIGNS. The Board did not give permission to the Roads Chair to post NO DUMPING signs.

The Road report still doesn't address drainage stopped between #56 & 60 on Park where there was an injury last year when the water draining over the road froze, and drainage over the road at 8A.

Speed humps should be installed on blind curve near tennis courts where children are playing. Residents are driving too fast on that stretch as they are using it to avoid the speed bumps on Raft Island Dr.

Old Business

Island Plat Sign – No one can get a good plat from Pierce County that can be blown up to 4x8 for the class to make the sign.

Paving Maple and Cedar:

There was a discussion of the Request for Special Board Meeting from residents of Maple and Cedar regarding paving their roads and the Board's letter to the members concerning subject of special meeting.

Since the pros are so weighted, the Board needs to set forth the problems so the members can make a knowing choice. Current cost is \$81,000 for road improvements, however, the residents of Maple and Cedar have asked the Island to also maintain their roads in the future. The increase cost of maintenance is about \$3500/year for the life of the road.

The increased cost of the project will be an increase of approximately \$360 per household for the rest of the Island, but the addition of those roads may require RIIA to avail itself of the USDA loan, which will increase the amount to each household, and the roads will have to be open to the public. The USDA cannot make loans for private road use. There was a discussion that the resultant raise in the dues will require a by-law amendment and requires more than a special meeting.

VanDorn will revise the pros/cons, Cushing and Hurley will draft rebuttals to the proponents.

To approve paving Maple and Cedar must have a quorum of 25% voting and 2/3 of voting ballots in favor.

Since we do not have bids, it is uncertain, at this point, whether or not we will need the USDA funds, or whether there will be a dues increase.

Bridge: Swenson stated that the Board needs to pick a contractor for bridge inspection in Sept. and a Vendor to

clean the Catch-All filter on the bridge. There is also a drain issue on the bridge resulting from a bend drain pipe. Catch all filter maintenance decide on vendor.

New Business

The home, across the bridge, at 7307 Raft Island Drive (on the approach before the bridge) is asking for RIIA to sign the attached form asserting that the RIIA will not install any drain field within 50 feet of the proposed well site. The county is asking for written documentation on this. RIIA has no intent, but because there is a restriction, we should have the attorney look at it and make sure there is no effect on roads, bridge, future sewage lines, etc. Cushing to deliver document to Island Attorney. Swenson is concerned about putting a future sewer line in and whether this would restrict that. Board is in agreement that we don't want to restrict the future right to put in sewer line. Swenson will find out where they are putting the well as it isn't marked on the attached.

-Next meeting July 18th, at South Beach

-Special meeting currently scheduled for July 11th, South Beach

Respectfully submitted,

RJ West, Secretary

Add letters to board from Maple/Cedar and propped ballot

INDIVIDUAL WELL RESTRICTIVE COVENANT

The grantor(s) _____ herein is (are) the owner(s) of (an interest in) the following described real estate situated in _____ County, State of Washington:

The grantee(s) herein, Rick Olson, own(s) and operate(s) a well supplying water for individual use, located upon the following described real estate situated in Pierce County, State of Washington: 7307 Raft Island Dr Gig Harbor, Wa 98335

which well is in close proximity to the land of the grantor(s) and said grantee(s) is (are) required to keep the water supplied from said well free from impurities.

It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of the said grantor(s) land which might contaminate said water supply.

NOW, THEREFORE, the grantor(s) agree(s) and covenants(s) that said grantee(s), its successors and assigns said covenants to run with the land for the benefit of the land of the grantee(s), that said his (her) grantor(s), (their) heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) within the control area for the above well as described below.

The well must be at least: five (5) feet from any part of a building; and

Fifty (50) feet from a septic tank, septic holding tank, septic containment vessel, septic pump chamber, septic distribution box, building sewer, sewage collection line, or non-perforated sewage distribution line; and

One Hundred (100) feet from the edge of an on-site sewage drain field, the location of a proposed drain field approved by a health authority, the location of a proposed reserve drain field area approved by a health authority, and any other source or potential source of contamination not listed above; and

One thousand (1,000) feet from the property boundary of a solid waste disposal facility.

These covenants shall run with the land and shall be binding to all parties having or acquiring any right, title or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

WITNESS _____ hand _____ this _____ day of _____, 20 ____.

(Seal)

(Seal)

Grantor(s)

State of Washington)
County of _____)

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this _____ day of _____, 20__, personally appeared before me _____ to me known to be the individual described in and who executed the within instrument, and acknowledge that he (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington, residing at

My Commission Expires:

CountyView Web Map



- Map Legend**
- Drug Labs**
- Active - low priority
 - Active, high priority
 - Closed
 - Unresolved w recording
 - Group B Water Systems
 - Contaminated Sites
 - Group A Wells
 - Inactive Public Wells
- Initial Investigations**
- Active
 - Closed
 - Listing on SIS
 - No Further Action
 - No release found
 - Referred to Other Agency
 - Release was not significant and does not pose a threat
 - Release was sufficiently remediated
 - Site Hazard Assessment
 - Wells - Group A
- Highlighted Tax Parcels**
- Tax Parcels
 - Base Parcel
 - Condominium
 - Other
- Roads**
- Interstate
 - Limited Access State Routes

Scale 1:1,867

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The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. Pierce County assumes no liability for variations ascertained by actual survey. All data is expressly provided AS IS and WITH ALL FAULTS. Pierce County makes no warranty of fitness for a particular purpose.