

R.I.I.A. BOARD MEETING AGENDA

March 20, 2017 7:00

All Saints Center, Raft Island

7:00PM Introductions

Board Members Present: – Crane, Swenson, Cushing, Scea, Hurley, Hirko, VanDorn, Williams, West

Member's Request to Address Board: Lynne Morris requested to address the board concerning the road project, not related to the purpose of the special meeting.

Special Meeting Request– Voting discussion on paving of private roads and counting the ballots. Tuesday is the final vote count day because of the error on the ballot that said to mail in by Tuesday, March 20, 2017.

Charlotte Crane, President, summarized the issues involved in paving the private roads– including trespassing without permission, liability for issues associated with paving, such as drainage and slide issues. RIIA has the money, but the membership needs to approve spending RIIA money to pave the private roads and whether the rest of the Island should be liable for what happens after the roads are paved.

Pat Lantz, long time resident of Maple Lane, took the floor and addressed the group. She stated that some quirks that weren't easily resolvable resulted in Maple, Cedar and Alder roads being

private roads, but they are part of the Island community. “We are all part of one community.”

Connie Fitzgerald, a resident of 163 Maple Lane, stated that their deed does not say their road is private. She and her husband have paid their dues since 2001.

John Hyry, lives at #195 the end of Cedar Lane, he was also surprised that he had a different classification of ‘private’ road than the rest of the island, and wants his gravel drive paved.

Lance Baer, 8 years on the Island, John Stubbs, 1 year, Jack Hart, 16 years, were also surprised they had a private road.

John Lantz, who has owned his property since 1959, built house in 1966 and didn’t know at the time they bought that they had private roads.

In conclusion, Pat asked everyone to vote ‘yes’ to make their roads part of the island road system.

Questions to Pat Lantz:

Q. Can people park on Maple when they go to the North Beach?

A. She has not talked to everyone about this, but she’s sure it can be worked out.

Q. Several members asked about future liability. If a slide covers the new road, who is responsible?

A. Pat Lantz and John Stubbs stated that the residents of Maple and Cedar will be liable, they have all signed releases agreeing not to hold RIIA responsible. RIIA will only be liable for potholes, cracks and brush cutting. If there is a slide the owner of the property is responsible to clean the road off. Paving doesn’t change responsibility of the owners.

John Stubbs states that paving will have no effect on liability of RIIA. Now RIIA has no liability for sink hole on that property, this vote changes nothing on ownership and liability.

Q. A new resident asked why the residents of Alder Dr. don't want their drive paved?

A., Steve Brown, resident of Alder, whose family has owned their property since 1962, stated that Graham McDonald drove his bulldozer and made the roads. He stated that Maple was to service the waterfront property owners and Alder was put in as a driveway, Steve Brown stated that from the curve at the top of Alder, the 'road' is a driveway, his property is at the bottom of the hill on Alder and he will address their issues with the Board separately.

Q. A resident stated that there are signs of a slide on Maple and the houses above it have no retention structures, there is the possibility that if we have a significant piece of machinery on that road, that the owners above could claim that the road machinery caused a slide and damage to their property. Maple and Cedar are a communal drive, there are other communal drives on the Island and we aren't paving them. For that reason, he will vote 'no.'

A. Only the residents of Maple and Cedar have signed releases. Owners on the uphill have not signed.

Q. Have the homeowners uphill released the Island?

A. No, only the owner of either side of the road, which are the people on the waterfront. The people on the uphill side, who front on Raft Island drive, have not released RIIA from liability. A member on the interior of the Island feels strongly about liability. If someone up above claims their property has been undercut several years down the road, they'll come after RIIA. A. John Stubbs stated: If the road slides, it's from his property onto his property. All they want is 2-3" of asphalt.

Q. How do you distinguish between a road and a driveway?

A. The difference is in legal description on the property deed. The Board does not make this decision. Jim Cushing gave a brief description of how the Island was platted: Raft Island originally consisted of 3 plats. The original plat contained the ring road; later the interior lots and roads were platted; property on North side was bought by a developer who subdivided the land and put in Maple and Cedar. When RIIA bought roads and bridge from Graham and McDonald, the original developers, RIIA did not buy Maple and Cedar.

Dan Fitzgerald, 163 Maple Lane, asked that other people put themselves in their position. When they moved on the Island, they had no idea that their roads were considered 'driveways.' Their title says nothing about privately owned road, not part of RIIA's private roads. Maple going down to Cedar is as wide as the rest of the roads. Until last year the majority of homeowners on Maple and Cedar had no idea their roads were not part of RIIA's roads. They've paid their dues and they should have their road paved.

Q. Dan Fitzgerald asked if there a plan to cut into the bank?

A. Scott Wood stated there was not. The plan is to just grind the old road and replace on same footprint.

Q. Will the market value of the homes on the rest of the island be affected?

A. Yes

Vote 106 for

29 against

Approval of minutes - approved

Treasurer's Report – new budget needs to be approved.

There are not a lot of changes from last year: Road maintenance; money for restriping bridge, and sweeping; \$5K for the dock; South beach picnic tables need to be replaced.

Legal fees reduced from \$7500 to \$5000.

The other items in the budget were based on what was spent last year.

Budget for 2018 was approved.

Manager's Report: Shultze, #85 & #54 missed their Dec.

payments and have not paid in March. The Board agreed to send them another letter informing them that they need to be caught up by April 1st or RIIA will direct its attorney to start foreclosure.

Committee Reports

1. Parks and Recreation –no report

2. Emergency Preparedness – no report
3. Security – need a policy for the security camera by April 7th.
4. Communication – no report
5. Investment – RIIA should ask for a quote for investment insurance. Also, need advice on what to divest to pay for Maple and Cedar.

Old Business: Judson Morris, #124, stated his concern that a plan for some type of mitigation is needed to control erosion, such as some type of ground cover for erosion control.

The ground cover on the embankment next to the road in front of his lot has all been removed leaving a steep drop-off instead of a slope covered with grass. Now, even if there were grass there, the embankment is so steep it cannot be mowed as it could be in the past. Since the bank is now steep and bare, it will erode and undercut the road bed, leading to more and more erosion.

Doug VanDorn answered that RIIA has a road consultant, and it is his responsibility to monitor situations such as the one described by Morris.

Scott Wood: Day (road consultant) and Miles (contractor) are aware of the issue and Scott will address it with Day again. They are almost finished with the areas that need additional work, as the roads are done, there will be more ditching.

Steve Brown, Alder Lane, asks if storm water issues are being considered.

A. Scott Wood: Yes.

New business – Steve Brown presented a proposal for fixing drainage on Alder. There is a ditch on land (uphill) side, which is for draining the springs on the hillside, not for storm water. The Island has exacerbated Alder’s problem by fixing the drainage on Raft Island Dr. Currently, the properties on Alder can barely handle the weeping from the hillside. His proposal is that the Island put a catch basin at the curve at the top of Alder to collect the storm water and run a drain down through the North Beach. Filbach, 125, agrees to let them go across his property. When the ditches are cleaned and the roads are crowned, there will be more water going down Alder and they can’t take it.

Hirko, 113, asks if the catch basin would be on his property. Brown says the catch basin will be in the middle of the ditch and will require a 10-14 “ line.

VanDorn: Day says the biggest issue is that RIIA can’t alter the runoff from the Island, or there will be a storm water issue requiring a storm water permit from the state, which will be impossible for the Island to meet.

Q. How would his proposal avoid flooding #123?

A. There has to be a line to the catch basin and then down through North Beach.

Q. Have any of the other property owners along Alder who front on the water been asked if a line can be run through their property instead of the North Beach, especially since they would benefit from this proposal?

A. Brown: No

Scott Wood will follow up with Richard Day about considerations and get back to the board.

Mtg. adjourned at 9:00

RJ A-West, Secretary