

R.I.I.A. BOARD MEETING MINUTES - DRAFT

Jan 15, 2018 7:00

All Saints Center, Raft Island

Board members present: Hurley, Crain, West, Scea, Cushing,
VanDorn, Swenson, Joyce,
Absent: Williams, Hirko

Owners present: Jud & Lynne Morris, Cathy Swenson, Holly
Blash-Wood, Don Renn, Jerry Argenzio-West

Request to Add Agenda Items - none

Member's Request to Address Board - none

Approval of minutes: November minutes approved, no
December meeting

Treasurer's Report: Scea, explained the accounting complications involving the audit and the funds from which the road payments were drawn. The auditors wanted RIIA to sell well performing assets to fund the road, rather than using cash. Scea presented a proposal, which would satisfy the auditors and make sense regarding the Island's investments.

Swenson moved to approve Scea's proposal, seconded by Crain, passed unanimously.

Manager's Report: no Jan report because the 3rd Monday was early in the month and reports have not been finalized.
Manager's December report: Shultz caught up with plan.
Manager should send letter automatically if chronic debtors are behind their agreed catch-up plan.

Motion was made by Scea to require automatic payments be put in place when the Board agrees to allow debtors to pay over time. Seconded by Hurley, unanimously approved.

Sprague, #73 - \$1800 behind, lien filed.

Collection policy is that after two missed payments a lien is filed.

New Owners -

Jeff & Margarita Leas purchased the property at 80 Park Ave NW on 11/30/17 from the Nestors.

Dwight Wilson purchased 177 Raft Island Drive NW on 12/8/17 from Gordon Howins.

Committee Reports

1. Parks and Recreation -

- Dock repairs - part of the dock washed away and substantial repairs will be necessary.
- Will ask Neil to get proposals for a professional company to replace the dock.

2. Roads -

- Letter from Teresa Gauthier re: driveway connection to road at #139, which has been changed due to road paving. Release of liability signed by residents of Maple and Cedar applies to this situation.

Motion by Joyce to send letter quoting the release language and informing Ms. Gauthier that if she wants an adjustment it would be at her cost. Seconded by West, unanimously approved.

- Letter from Betsey Ramsey, #109, regarding increased drainage to her property as a result of the new road orientation. Hurley went to look at it, owner had not had the drain inspected to see why it is blocked. Consensus is that there has always been a puddle there. Ramsey spoke to Pete Philley and requests the same accomodation given to Philley.
 - The Board had several questions:
 1. Where does this drain go? Renn, #105, stated that the puddle in front of #109 is much bigger than it was before the roads were redone. The drain goes past #107 and #105 and #103 into Pete Philly's catch basin. (There are rocks in front of 105, because there is a 4 inch drain under the rocks.)
 2. Hurley suggested she have someone come out and look at the drain.
 - No further action for the board at this time.
- Water diversion berm in front of #105 - Residents of #105 were not notified that a berm was going to be installed across the road starting in their driveway. 'Berm' appears to violate the Island vote that no speed bumps will be placed within 10 feet of a driveway. It also presents a clear liability, since the Island was sued when someone fell going over a speed bump. This bump presents the same problem. Since it starts in his driveway, this presents a potential liability for the property owner, even though it was done without his permission. He tried to find out who authorized the work. Neither the President, Manager, or County knew anything about it. Eventually he was referred to Dick Day. The Berm was Day's resolution to the water which he believes used to go to the wetland across the street. Day had

continuing concern that it would be too much for Philley's drain. The solution was to put the berm across the road beginning in the driveway at #105. However, no one bothered to tell the property owner what was going on. Renn went out one morning and there was spray paint on the road. He had no idea whether it was graffiti or marked work to be done. After several efforts to find out what was going on, he found out that the road committee decided to install a berm going up his driveway and dumps across to the new neighbor across the street. VanDorn stated it was not the whole road committee, as he is on the road committee and knew nothing about this. Eventually, it came out that Philley, Swenson and Day made the decision. Day told Renn that the road wasn't graded properly. Meanwhile, Renn has a speed bump in front of his driveway, which the Island specifically voted against. If this wasn't a RIIA decision, he feels like anyone could make a decision and do anything they felt like. Swenson eventually took responsibility for the action which he took without authorization from the board, he took the lead to work with Day.

- Renn feels this might be characterized as a berm, but it's a bump, and from a trip, slip and fall perspective, since it starts in his driveway, he fears he would be a target for any law suit. He pointed out that a space for bicyclists was made along the berms, but was not done with this berm.
- J. West, wants to know how much it cost to install that berm and who is paying for it, since it was done without authorization. The berm is starting erode the road on the draining side. There is a diversion pipe 50 feet west of the current berm, by the mailboxes, which the former owner had to install to meet county requirements.

- Morris stated the Island needs a policy that when the Island is going to do something that affects an owners property, that they be informed in writing, and have the opportunity to bring it forward and express their concerns before any work is done.
- Joyce, asks Renn, what his ideas would be. Renn stated that while the berm works, it is eroding the road. The wetland is on the back of the property, not the front. The front was buildable (at least before all the water was diverted). There is a diverting pipe as West pointed out.
- Joyce asked if there something that could be done for Renn. At this point, Renn is more concerned about the process or lack of process.
- VanDorn suggested going back to Day for another solution. One of the critical aspects of this project was not materially changing the flow of water which would have triggered an EIS and associated permitting. We should bring Day back to come up with another solution.

Actions:

1) look at berm with Dick Day

2) need a communication plan

- L. Morris – irt the berm, it's a safety hazard. New smooth roads, with humps which are clearly marked, and this berm, which is a good bump is not marked. VanDorn agrees it's a safety problem.
- L. Morris – recalled a there was to be an assessment after the roads were finished to see if the drainage problems were remaining. The ponding on Rhododendron by the tennis court has been fixed, but now the water streams down the middle of the road towards Alford's, #34, and

- has washed out the gravel on their driveway. The water going down the road is now going into the Alford's yard. VanDorn pointed out the natural creek is on the Alford's side of the road. However, the water wasn't directed to the ditch, and now is pooling in the Alford's yard.
- VanDorn asked whether a walk-around with Dick Day and for a final report for the project was required. He proposed the Road committee ask Day for a final report to the membership.
 - Swenson will contact Day about other solutions to the berm and final report.
 - Swenson will get bids for road sweeping.
3. Emergency Preparedness – report from committee meeting – Committee's approach to an Emergency Preparedness plan:
- First Quarter deliverable will be to measure whether people really want a plan and are willing to help pull it together.
 - Second Quarter, if there are enough people interested and willing to help, we'd find out how much is already on the Island,
 - Third Quarter, they make a plan, and
 - Forth Quarter – execution and implementation, if there is a plan.
4. Security – Deputy had 3 or 4 people complain to him about speeding on the Island. One reported mail theft on the Island this month. Pierce County Prosecutor is fully prosecuting the last mail theft - no deals. They're tired of it.

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- Status of foreclosure on Shultz – not foreclosing at this time, will have them establish automatic payment.
- Wendtland -
 - Says he can pay \$700/mo including the current payment
 - Net of \$535 against the debt.
 - RIIA will stop interest and late fees as long as payments are made on time
 - He can use the Island amenities while paying

Motion to approve the proposal to pay \$700/mo conditioned on setting up an automatic payment by West, seconded by Scea, unanimously approved.

New Business -

1. Bill for removal of dangerous trees from Wood property, #38, last summer -
 - Holly Blash-Wood stated the tree was falling and they called 911. It was leaning against another tree and the road was roped off, they were going to take care of it. She told Hurley three times she would not pay for it, and Hurley told her he would take care of it.
 - Cushing – there was a 911 call? There is a difference between “I’ll take care of it,” when the owner is doing nothing about a hazard, and “I’ll pay for it.”
 - Hurley heard the call and had Crain go look at it. Deputy could see the tree, heard cracking, and roped it off. Deputy called the county, but since it was private property, the county would do nothing about it. Hurley called Maplewood, who came to look at it

and agreed it needed to go. Hurley went to Wood, who said he was going to “let nature take its course.” Hurley told Blash-Wood that he was going to have a tree company come and take it down. There was no price at the time.

- Scott Wood authored the tree policy which says that if a dangerous tree exists and the home owner doesn’t do anything about it, RIIA will take care of the problem tree and will bill the homeowner.
- Blash-Wood was asked if Hurley ever said RIIA would pay for removing the tree. He did not. But she said she wouldn’t pay for it and since he said he’d take care of it, she feel he or the Island should pay.
- Blash-Wood said they would let it slowly fall and call someone or cut it up themselves. [Tree was leaning over the road, which is why the deputy had roped it off.]
- Board members pointed out that:
 - i. the tree could have fallen and killed someone.
 - ii. The home owner had the information that it was dangerous and failed to do anything.
 - iii. Blash-Wood’s husband drafted the policy stating that the homeowner is responsible.
 - iv. it’s very clear that the homeowner is responsible in this case.
 - v. once we know there’s a problem and someone has called 911, the Island doesn’t have to wait for the tree to fall
- Blash-Wood stated she has to stand on her principle that she said she wasn’t going to pay for it.
- Morris stated when their trees went down, Hurley called the tree company because it was blocking the road. Morris realized that Hurley didn’t have the authority to obligate RIIA for emergency tree removal.

There is a policy and the policy should be followed.

Motion by Joyce that the Board follow the policy that is currently in place and bill the lot owner for the removal of the tree. Seconded by West, unanimously approved. Hurley and Crain. Abstaining.





2. Requirement to notify residents if RIIA will do something which affects their property – (water diversion, tree cutting, brush removal, tree trimming, digging, paving, etc) –
 - If a committee is going to do something to non-commonly owned property, it should notify the President, or in the President’s absence, the Vice President, who will have the manager send a notice to the homeowner. Notification shall be in writing – e-mail/mail, at least 7 days in advance, unless an emergency exists, in which case, all efforts will be made by the Board to communicate with the homeowner. Communication in the event of an emergency will be made to the rest of the board by e-mail.

3. Requirement for automatic payments in exchange for allowing payments on arrearages: The Board agreed that if debtors are allowed to pay in increments, an automatic payment to RIIA must be set up.
4. Definition of ‘residence’ and formulation of policy regarding staying in RVs. This case be addressed in the bylaws, by the new committee. The Board has no objection to people staying temporarily – for instance, while remodeling – when there is a foreseeable end date. Someone suggested that the Board should build in exceptions where the homeowner can come to the board and ask for an exception. The purpose of the rule was to not become a trailer park.
5. Formation of CC&R / Bylaw overhaul committee. Have Janet ask for volunteers.

Meeting adjourned at 9 pm