

R.I.I.A. BOARD MEETING
March 19, 2018 7:00
All Saints Center, Raft Island

The meeting was called to order at 7:00 pm

Board members in attendance: West, VanDorn, Hirko,
Swenson, Cushing, Williams,
Board members absent: Hurley, Crain, Scea,

Request to Add Agenda Items: none
Member's Request to Address Board: none

Approval of Feb minutes: approved

Treasurer's Report: accepted

- Board needs to approve next year's budget at next month's meeting so it can be included in the annual meeting mailing.
- Need to add \$15,000 to the budget for permitting for the dock.

Manager's Report:

- There is a discrepancy between what was agreed on by the board, that Wendlandt would pay \$700/month and the report that Wendlandt will pay \$600. West to call the attorney to resolve the discrepancy.
 - Note: Attorney Eklund stated: "The original agreement struck with Mr. Wentlandt was for \$700.00 per month total - this included his \$165.00 per month for ongoing dues. This was renegotiated at the last minute to \$600.00 per month for past due assessments, plus \$165.00 per month for ongoing

dues for a total of \$765.00 per month.... RIIA will actually be receiving \$65.00 more per month than originally agreed."

- Hewitt is in a dispute with Wells Fargo regarding who is responsible to pay RIIA assessments. A member of the board stated that Wells Fargo is the current owner of record. The board agreed that the owner of record is responsible to pay RIIA assessments. Will ask Manager to send a letter to Wells Fargo informing them that, as owner of record, they are responsible.
- Sprague #73 - \$2232 – Lien has been filed - recommend send final demand for payment before turn over to attorney. Board agreed.
- 143, 85 & 242– sent notice of intent to lien

Committee Reports

1. Parks and Recreation –

- Dock repairs – repair estimate(Swenson) –Marine Floats estimate: \$88,300 replace the float, 4 pilings and the ramp, not the pier.
 - There was discussion regarding replacing the ramp, which doesn't appear to need replacing (\$10,000 to replace the ramp.) The board decided that the ramp doesn't need replacing and we should save the Association \$10,000.
 - Pilings (CHEMONITE) have a finite life, but they've been replaced not that long ago, we need a permit to replace the pilings. Swenson will find out when they were last replaced. \$15,000 for pilings.

- Without pilings or ramp \$63,300 (for just the float).

- If we started today it would be July 2019 before we could do anything.

- Need to plug in \$15K for next year's budget for permitting

- **BOARD VOTED TO ADD \$15K FOR PERMITTING FOR DOCK**

- 18 Month process to permit and do the work
- Simpson Ties will do a process to sleeve the pilings and epoxy them.
- Swenson will get additional bids for dock repairs
- South Beach Play Structure – who's heading this committee and who's on it? There was a discussion regarding whether the Play Structure Committee should be tasked with the Updated Park Plan. It was decided that the Play Structure is a more immediate concern, whereas, the Updated Park Plan is a long-term project.
- Cushing - moved that we have a play structure committee and a parks planning commission. Motion was seconded. **BOARD APPROVED CUSHING'S MOTION**

2. Roads – There is water coming up through the road in front of 176. Several Board members were confused by Day's response – why isn't Day responsible for correcting this pre-existing problem? Day thinks neither he nor Miles is responsible.

- It was the feeling of the Board that RIIA needs to put Miles and Day on notice that this is a problem that they need to fix. Swenson will call him.
- The edge of road is crumbling in places. Swenson will talk to Day/Miles about it.

3. Emergency Preparedness – VanDorn will send out a survey with annual meeting package asking for Expressions of Interest in developing the Island Emergency Plan.
4. Security – no report
5. Communication – need a newsletter before the annual meeting. Add a request for volunteers for the play structure and Park Planning committee. Have articles to BJ about April 10, so Janet can include it with the Annual meeting materials.
6. Investment committee – Hirko - Committee lost another member. Ask Janet to solicit for another member. The Committee meets once a quarter in the month that follows the end of the quarter, on the Wednesday prior to the Board Meeting.

Old Business –

- Status of arrearages of Shultz: filed lien, attorney will file suit;
- CC&R / Bylaw overhaul committee – hasn't met

New Business –

Annual meeting – 3rd Monday in May (May 21st)

- Hollenbeck - Island manager had previously asked whether RIIA wants to file suit against Hollenbeck.
BOARD APPROVED FILING SUIT AGAINST HOLLENBECK.

- Should our collections policy contain an automatic trigger for filing suit at a certain amount owed, say \$5,000, so everyone has notice? There was a recent revision to the collections policy, which the Board needs to revisit.

Meeting adjourned.