

RIIA Board Meeting Minutes June 18, 2018 South Beach

Board Members present: Crain, Cushing, Hurley, Joyce, Scea, Van Doren, Williams

General Members present and identified: Trish Burnett and Dave Paley

1. Motion to approve April 2018 minutes passes
2. Members to address the board:
 - a. Paley renews concerns regarding (1) vehicles parking partially on the roadway, (2) RVS that people are living in on their property, and (3) ADUs.
 - b. Hurley to try and kickstart committee that was created to consider amendments to the CC&Rs. The issue of ADUs is one of the issues to be considered. It is suggested to Paley that he would be welcome to submit draft proposal on ADU regulations.
3. Manager's Report:
 - a. Hollenbeck property: attorney has obtained default judgment but we are stuck in a wait and see position as they have threatened bankruptcy again.
 - b. Schultz (54 and 83): they have been compliant but recent check bounced; they claim to be rectifying situation. Board inclined to foreclose next time issue arises.
 - c. Wentlandt (134): In compliance
 - d. Sprague (73): Balance now to a point where it has been referred to the attorney to initiate foreclosure

- e. Hewitt (61): Board to operate on belief that they own the property and RIIA is not involved in their dispute. Island Manager to send a letter to owner of record telling them to pay their dues in full.
 - f. Getty (211): Letter to be sent demanding that they immediately catch up.
4. Various issues:
- a. Complaint from 176 regarding speeding cars. 176 is encouraged to document and submit information to the Board
 - b. Noise complaint from 118. No action taken at this time.
5. Parks:
- a. Water needs to be turned back on for South Beach sprinklers
 - b. WA Water to be contacted regarding irregularity in high water bill this winter
6. Security:
- a. New parking stickers to be sent out
 - b. New tow company. Plan to be stricter with those who park without a pass.
 - c. Time to rekey lock for South Beach gate.
7. Emergency Preparedness: Feedback provided from recent survey. Van Doren to put together plan for Board to consider.