

R.I.I.A. BOARD MEETING

August 20, 2018 7:00

South Beach, Raft Island

7:00 Introductions of those in attendance

Board: Crane, Hirko, Cushing, VanDorn, West, Swenson

Members: Rosendahl, Mayo & Tom Larkin, Barkin, Jaime & Evelyn Zunigo, Mike Neil (Security & Parks), Barbara Daelman, Ray and Doryann Swift,

Request to Add Agenda Items: none

Member's Request to Address Board:

Mayo Larkin stated that people coming along Raft Island Dr. from the bridge are speeding. The speed bump is very much further down the road.

Barkin, who was on the speed bump committee, stated that among the things the committee suggested was computer signs and relooking at the # of speed bumps.

VanDorn brought up the board's enforcement ability, especially when the speeders are not Island residents.

Ray Swift added that most speeding he sees are contractors or non-island residents, if people could remind their contractors and guests before they come to the Island that the speed limit is 15, that might help.

Cushing stated Canterwood and Treasure Island have mini-hearings for speeders, they make a decision and impose a fine, but the fine has to go to a member.

Rosendahl suggested telling speeders they can't come onto the Island and get them charged with trespassing if they do.

Crane questioned what RIIA would do if speed meters were installed and what the consequences would be for those who don't slow down.

Swenson stated flashing signs will slow some, but questioned what could be done to actually reduce the incidences of speeding. Larkin stated we can remind our neighbors and ask them to remind their contractors

Crane suggested we start with the BEST deterrent: Fines.

Barkin questioned how RIIA would prove the offender was speeding. The solution would be the radar sign, but added that people are still going to argue about it. He suggested we buy the computerized speed monitors, use them to find out the empirical data, and then sell the signs.

Action: Rosendahl's committee will relook at it and do a proposal for the Security committee.

Approval of minutes – Cushing moved the minutes be approved, Van Dorn seconded, unanimously approved.

Treasurer's Report -

1. Bridge insurance policy: Our insurance agent, **Tabitha Tomlinson**, Propel Insurance, forwarded two renewal options for the Raft Island Improvement Association bridge policy effective 09/15/2018. Both quoted options contain equivalent coverage including earthquake, earth movement and windstorm. Both include the limit of the bridge at \$6.5 million and they are written on agreed value so no coinsurance penalty would apply. Deductibles would apply in the event of a loss.
 - The first option is provided from our current carrier Westchester Fire Insurance Company who has offered a flat

renewal premium of \$24,720 including Terrorism Coverage & Policy Fee (\$350). (Premium for Terrorism is \$937)

- The second option is from Allianz Global Corporate & Specialty Marine Insurance Company who has presented a competitive quote for \$20,085 including Terrorism Coverage. (Premium for Terrorism \$585)

In order to bind coverage the Board needs to confirm which option RIIA would like and whether RIIA would like to accept or reject the Terrorism Coverage.

Moved to go with Allianz and get terrorism. Unanimously approved.

Manager's Report –

1. Collections and Financials

- Hollenbeck – Property was foreclosed in Sept 2016 and Hollenbecks no longer live in the community. Default judgment has been obtained by lawsuit. Attorney Eklund was instructed to file for a judicial subpoena to obtain employment and banking information for garnishment. Attorney for the Hollenbecks has contacted Mr. Eklund stating that they plan to re-file for bankruptcy protection. Mr. Eklund will proceed with the judicial subpoena process until formal notification of a bankruptcy filing is received.

Cushing suggested RIIA do a supplemental proceeding and ask the court for a warrant for Hollenbeck to come in and tell the court about his assets.

- Schultz – 54 & 83 Raft Island Drive. ACH Automatic payments

are being made each month for \$660. Check submitted for making up bounced \$330 payment in May.

- Wentlandt -134 Madrona Drive. Making monthly payments of \$765 via ACH debit.
- Sprague – 73 Raft Island Drive. Delinquent balance is \$4213.10 which includes legal fees to date. Default judgment has been obtained and Judicial subpoena is being sought to pursue wage and bank garnishment.
- Hewitt – 61 Raft Island Drive. Lien has been filed. Balance owing is \$2232.93. Hewitt Trustee sale postponed again to 9/7/18. Henry Hewitt sent an email indicating that he has no intention of paying until Wells Fargo settles their legal issues with this property. He seems to feel that he is not the legal owner currently.

Berglund – 78 Raft Island Drive. Lien was filed on 6/30/18. \$1195.33 is owed. Paid in full this week.

- Getty – 211 & 213 Camp Rd. Has made recent large payments on both lots but still owes a total of \$412 to date.

2. Administrative

- New Coupon books for the 2018-19 fiscal year were ordered and mailed to owners.
- Blast email sent 6/1/18 with reminders of island speed limit and that guests need to be accompanied by resident when using the island facilities.
- Sent Private Property Towing contract to Liberty Towing. They will be providing signs and violation notices. Matt

Hurley, Mike Neil and Deputy Mike Cooke are on the contract as authorized towers.

- Contacted Honeybucket to have the porta potty moved closer to the dumpster at South Beach.
- Complaint was received from an owner regarding overgrown vegetation on the vacant lots at 211, 213 and 215 Camp Rd. The manager contacted the lot owner who is voluntarily arranging for the lots to be mowed.
- Complaint was received from the owner at 200 Fir Drive regarding a drone being repeatedly flown over her home as well as hovering over her property for long periods of time. She is upset over both the noise and the invasion of her privacy. She spoke with the operator of the drone, Brandon Giguera, who lives at 274 Hemlock, and asked him to not fly it over her home. The response was that he would fly it wherever he felt like.
- A tree fell down across road at 69 Raft Island Drive. Tree came from property owned by Jeff Hoff. Peter Joyce and David Paly cleaned up the tree and are taking the wood. Mgr. Contacted Hoff by email on 6/15 regarding this incident and another tree in danger of falling. Sent letter to Hoff on 6/19 as well regarding removing remains of tree from side of road and two other trees in danger of falling.
- Contacted Beacon Locksmith on 6/20 for pricing on replacing lock at Boat Launch gate and getting new keys made. Ordered new lock and 200 keys.
- Report of damaged pavement (gouges) on lower Hemlock, possibly caused by a large moving truck. 6/20/19 Truck was reportedly working at 234 Hemlock and owned By Mummaw.

- Two emailed complaints received regarding speeding vehicles on Madrona and other island roads. 6/21/18
- Backflow testing notice received from WA Water and has been scheduled for 7/6/18. Complete. System passed.
- Noxious weed notice received from the County for Tansy Ragwort growing on the side of the road between Kopachuck Drive and the Bridge. 6/28/18. Green Effects has already mowed the weeds and sprayed. Per the county inspector, the issue is closed for now.

3. New Owners

- Eric & Alyson Zittel purchased 130 Park Ave NW on 7/20/18 from Carter.
- David Present and Betsy Grava purchased 104 Raft Island Dr NW on 7/31/18 from Stamper.
- Barbara Daelman – 234 Hemlock

Committee Reports

1. Parks and Recreation –
 - Dock repairs – replacement of float and pier by volunteer labor: est. \$10-15,000 current budget for this year \$5,000 Estimate from Thompson Pile Driving: \$80,000
 1. Will get the ramp and railing done this year with volunteer labor, but not the float.
 2. We'd like to avoid having to hire a contractor at \$80,000 to do the float, but right now, we're not sure about volunteer labor.

- Play Structure Committee – cost estimates, location and size of new play structure were discussed.
- 3 structures presented by Playcreation. Playcreation is located in Burien and sells Landscape Structures brand equipment. Freight costs run approximately 25% of total equipment cost. This brand can be found at several localities including Minter Creek, Canterwood, Bremerton Airport, Crescent Creek Park in Gig Harbor, etc.

1. Option 1 - \$16,460

2. Option 2 - \$24,515

3. Option 3 - \$28,170

MinterCreek a comparable size community and dues structure (absent the bridge payment contained within) spent \$31K on their structure in 2015, replacing a 25 year old structure.



RAFT ISLAND PLAYGROUND

DESIGN OPTION - 1

PLAYCREATION landscape structures



PLAY HIGHLIGHTS



RAFT ISLAND PLAYGROUND

DESIGN OPTION - 2



PLAY & CREATION *de*
landscape structures

RAFT ISLAND PLAYGROUND

DESIGN OPTION - 2

PLAY & CREATION *de*
landscape structures



PLAY HIGHLIGHTS



RAFT ISLAND PLAYGROUND

DESIGN OPTION - 3

PLAY*CREATION *slr*
landscape structures



PLAY HIGHLIGHTS



RAFT ISLAND PLAYGROUND

DESIGN OPTION - 3

PLAY*CREATION *slr*
landscape structures





1. Discussion concerned the need to have pros and cons on a new play structure including cost/size/location and use.
2. This is a budget process and needs to be added to the budget after approval.
3. It was decided to send out a survey to see how many households are interested in a new play structure and the demographics of the households responding.

Action: Jesse Williams will put together the questions for the survey for the next meeting.

- Updated Park Plan committee – no volunteers
2. Roads – Swenson – Brush cutting needs to be done one more time. Manager will call the company who did it last time.
 3. Emergency Preparedness – Emergency Planning Response – not much interest in developing an Island specific emergency response plan, continue with a DYI plan – each person responsible for their own family and property. A

suggestion that at the next Island meeting we have an information session and have the county come and give a presentation on what's available. We need to codify what the responsibility of the board is (none) and who would speak for and represent the Island, what can they commit on behalf of the Island. Fox Island has an extensive plan and program, but its larger and they have a public bridge and fire station. VanDorn hasn't found anything on a smaller scale. VanDorn & Swift will put together a communication proposal for the Board with info we would give to the State and FEMA on who to contact in an emergency.

4. Security – new speed limit signs that are more formal have been received and there are new 'Private Property' signs.
5. CC&R / Bylaw overhaul committee – committee will begin meeting in September

New Business –

- Renters and guests use of Island amenities: should be addressed in the new CC&Rs
- USDA service visit: Hurley & Scea will meet USDA rep in Sept
- Bridge jumping policy revision: unanimously approved
- DNR is going to do a BOUY audit. They will tag out all unpermitted bouys. Any bouys not claimed and permit applied for will be removed.

Old Business –

- Speeding: addressed earlier in the meeting