

Draft Minutes

R.I.I.A. BOARD MEETING AGENDA

Sept. 24, 2018 7:00

All Saints Center, Raft Island

7:00 Introductions of those in attendance

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

Absent: Crain, Joyce

Members Present: Ray Swift #266, Don Reese  
#197, Steve Brown #115

Request to Add Agenda Items: none

Member's Request to Address Board:

Approval of minutes – approved

Treasurer's Report - renewal offer from  
Mutual of Enumclaw for the Commercial  
Package policy (General Liability): \$384 -

need to approve or disapprove the offer –  
approved unanimously

USDA EEO Compliance Review to make sure meeting place and managers office are handicap accessible and there is a plan for communicating with people who don't speak English. USDA inspector was happy with our plan and accommodations.

Manager's Report –

### **Collections and Financials -**

Hollenbeck & Sprague – supplemental proceeding notices were issued and they have court dates this week.

Sprague #73 owes \$5800, served husband who then paid.

Hollenbeck – have been unable to serve him. No longer lives on the Island.

Board moved to follow the attorney's

advice and issue a bench warrant if necessary.

Wendtland and Schultz currently paying.

Hewitt – passed on to attorney

Discussion of taking credit cards for payments, adding the card fee to the charge. Hurley will contact manager and ask if they can take credit cards.

## •Administrative

**New Owners –**

Shirley Murphey bought #180

Northshield, LLC - bought #242 Hemlock

## **Committee Reports**

1. Parks and Recreation –

- Williams – Draft Survey on play structure sent to the Board today, feedback welcome.
- Plan would be to include with newsletter

- Purchased wood for the dock
- Bus shed finished. Power will cost about \$500 to hook up.

2. Roads – Brush cutting - Darren Koenen of Speedy Excavating provided estimate of \$2700. Need decision on whether to hire him and when to have him cut OR whether to add this to the Green Effects contract.

Will contact Green Works, the current ground maintenance contractor, for a bid to do brush cutting.

(It would be nice if everyone would maintain their own property.)

Dangerous trees – have Janet send letters to owners of lots with dangerous trees on them.

3. Emergency Preparedness – VanDorn – looking into having an Information Event with guest speakers, a table of handouts and demonstrations, to be scheduled with another Island Event such as the annual meeting. A good thing to put an announcement on that in the newsletter.

4. Security – no incidents

5. Communication/Newsletter – November, articles to BJ Oct. 15<sup>th</sup>.

6. Investment committee – quarterly report.  
Hans Kueck left the Island leaving a vacancy on the committee. Need another member for this committee.

New Business – none

Old Business: Alder – Steve Brown got a bid for cleaning the ditch going down Alder which is bringing water. Prior Island contractor who cleaned the ditch took the rock lining out of it. The lining of the ditch was keeping the hillside from sloughing off and slowing the water down. Whatever is done isn't going to be permanent and will have to be done again at some time in the future. Question was asked: Alder is a private road. If silt is coming from the property above and clogging the ditch, how is that Raft Island's problem?

Swenson: if RIIA contracted with someone and they didn't put it back like it was, it may be RIIA's obligation to restore it.

Bid isn't that clear: it appears to just clean the ditch and move the rocks to the side of the road to keep the water from eroding the road. Brown says that he spoke the bidder about lining the ditch and bringing in more gravel.

Bid is \$1675. Brown was asked if that bid will get him what he wants. Brown states contractor will clean the ditch and bring in rock to line it. Brown says ditch is the Alder property owners' responsibility to maintain and they have been. But RIIA sent a contractor to clean the ditch and the cleaning has led to the current problem.

Swenson proposed RIIA pay for the rocks and some of the labor and split the cost. Brown rejected this offer. Brown wants it restored back to the way it was and if that requires cleaning, then RIIA should pay for all of it. The rock has to be hand laid in.

The Board thinks that the weeds and sediment in the ditch aren't RIIA's responsibility.

Brown will get a bid broken out bid for the restoration and cleaning to be discussed at the next meeting.

Adjourned at 8:30