

R.I.I.A. BOARD MEETING

Jan. 21, 2019 7:00

All Saints Center, Raft Island

7:00 Introductions of those in attendance

Board Members who have said they will be
Present: Hurley, Crain, West, Scea, Hirko,
VanDorn, Cushing

Board Members Absent: Joyce, Swenson,
Williams

Members Present: Brent Palmeson,
Tom Phillips, camp caretaker, Trish Burnett

Request to Add Agenda Items: none

Member's Request to Address Board:

Approval of minutes — As there was no December meeting the approval is of the November minutes. However, no one remembered the November minutes. Secretary will re-send them to Board Members for their approval.

Treasurer's Report -

Manager's Report –

- Schultz – 54 & 83 Raft Island Drive ○ ACH Automatic payments being made each month for \$660. Past due balance down to \$6389.76 on one account but there was a returned ACH payment for insufficient funds on their other account. Mgr. contacted Terri and she said she would replace the payment with a new check, but that has not been done.
- Wentlandt -134 Madrona Drive. ○ Making monthly payments of \$765 via ACH debit. Past due balance is down to \$19105.22

Board would like to know the original balance.

- Sprague – 73 Raft Island Drive. ○ Made a large payoff in October to dismiss the lawsuit filed against them, but have since gone delinquent again. ○ At this point, thru December, they owe \$913.08.
- Hewitt – 61 Raft Island Drive ○ Lien has been filed. Balance owing is \$3242.17 ○ HewittTrusteesalepostponedagainto2/1/19. Board previously decided to wait until title has been settled on this property before taking action.

Wood/Blash-Wood – 38 Raft Island Drive ○ Has been making \$35 a month payments toward the tree cutting bill since April 2018, but has fallen behind on regular monthly dues payments. Mgr has been in touch with Holly, who made a payment of \$230 in December and has requested that the board forgive late fees on the account. ○ Late fees have not been charged on the tree cutting balance, only on late assessments, however, some fee corrections do need to be made as the

interest was calculated on the full amount on the books. Blash-Woods asked for late fees and interest to be waived not only on the tree cutting balance, but also on regular dues delinquency of several months. Need Board decision on this request. Hurley had asked Janet to find out more details on what their plan is to get current.

- 15 owners were sent 30 day Notices of Intent to Lien in December. All of these are more than two months in arrears. Even though some have been making monthly payments, they have carried a large balance on their accounts for some time.
- At this midpoint in the fiscal year, total operational expenses are \$83,510.64, which is about \$10,000 under budget for this point in the year.

Notice of rate increase received from Green Effects Landscaping Service. month up to \$984 effective Jan 1st. (\$120/mo) – have Janet call the owners and express concern about the poor job they are doing cleaning the bridge.

- Chor Li purchased 233 Raft Island Dr NW on 12/18/18 from Witte.

Committee Reports -

1. Parks and Recreation — Tree fell on the railing at the park on the South West side of the bridge. Mike Neil cut the tree. Getting a proposal to fix the railing. Pete Joyce cleaned up the wood and branches.

- Mike will get with someone to fix the railing
- Valve in watering system at S. Beach needs to be replaced. Green Effects submitted a quote for \$302 to replace the valve. (Water is currently off).

2. **Roads** — installation of yellow reflective dots and traffic delineators on certain parts of the roads was accomplished
- Reflective dots have helped with traffic control on the curves
 - Will have a sweeper come later in the year
 - Janet will put out an announcement for a new road chair
 - Road next to Neill's is cracking and needs to be fixed

3. **Emergency Preparedness** — next steps for Hazard Mitigation Committee – VanDorn attended meeting of Pierce County and Washington state emergency management group. We are currently eligible for emergency relief funds, if they have some. They are updating the process –one section is responsible for response and one responsible for planning. RIIA should have two groups – one that does the paperwork and one that does response. VanDorn will do the paperwork for the 2020 plan. He's looking for someone to step up and do the response part. The planning side will become more complex but the emergency response & info side needs to be filled.

A discussion regarding volunteers and how to reach people ensued.

4. **Security** — waterborne thief – was using someone's sailboat to store his stolen goods.

5. **Communication/Newsletter** - spring

6. **Investment committee – Quarterly Report**

The Committee recommends that future monthly \$2,466 USDA deposits be deposited into a new sister fund, the Vanguard Life Strategy Growth Fund (VASGX). Reason for this change is to obtain better long term returns with this more aggressively balanced fund (80% Stock/20% Bond). The present balance in Vanguard Life Strategy Conservative Growth Fund (VSCGX) should continue to be held (40% Stock/60% Bond). Both funds continue to carry Morningstar 4-Star Ratings and the Expense Ratio change is insignificant.

Motion was made to accept the Investment committees' recommendation by Scea and unanimously approved.

Do we need more volunteers for this committee? C.W.Middleton, who volunteered for the committee, has never attended a meeting or

acknowledged an e-mail, so he was dropped, leaving Hirko, Monica Butler and Anne Scea.

7. CC&R / Bylaw overhaul committee — Current chair, Carrie Fort, has had to drop out due to other obligations. There was no other interest from volunteers on the committee to lead it. Should this committee be disbanded for lack of interest or should we re-solicit for members and a chair?

- Decision was made to resolicit for volunteers and a chair and limit the scope of the committee to the CC&Rs Article I. which states “All real property on Raft Island shall be used solely and exclusively for private, single family residences with appurtenant structures, as hereinafter provided, except for the All Saints Camp which may continue its current use. Only one residence shall be constructed on each lot as shown on the Plats (hereafter referred to as “Lots”), and no Lot shall be divided except for the purpose of attaching portions thereof to adjacent Lots.” And the application of this section to homes with garage apartments, “Mother-in-law” suites, second living accommodations on Lots, rentals, rentals of second accommodations, and Air B&Bs, , and how properties would be ‘grandfathered.’

New Business —

- Suggestion to put trash cans next to dog waste bag dispensers. A discussion ensued of who would empty them and whether they would actually incentivize anyone not picking up waste to do so. It was generally thought to be a good idea, but not to be an incentive.
- Tiny/Modular houses: A question has been asked by a potential lot buyer of the permissibility of putting a tiny house on a lot.

Pertinent rule:

ARTICLE VI.

PROTECTIVE COVENANTS

In addition to the general residence restriction specified in Article I above, all Lots and Lot

Owners are restricted and limited as follows:

- (a) Mobile Homes. There shall not be kept or used on any Lot, a mobile home, "doublewide" mobile home, trailer home, other movable structures, or structures

which at any time were affixed to wheels, to be used or designed for use as a residence, outbuilding, garage or carport.

- **Have Janet send requester the definition of Mobile Homes in the CC&RS and ask the requester if they plan to make it their permanent residence. Inform requester that the Island is discussing not allowing short term rentals such as AirB&Bs.**
- Parking on the side of the road – boat at 8A. A discussion ensued regarding getting back into the expensive quagmire of what owners can do with their property adjoining the road. There is no authority for the board to do anything as the boat was generally not thought to be a safety problem and, in fact, adds to the safety of the Island residents by causing autos to slow down when passing.

Old Business – none

Adjourned 8:20