

## R.I.I.A. BOARD MEETING

Feb 18, 2019 7:00

All Saints Center, Raft Island

7:00 Introductions of those in attendance

Board Members Present: Hurley, Crain, West, Scea, Hirko, Vandoren, Joyce, Swenson, Cushing,

Board Members Absent: Williams

Members Present: Jeff & Joshua Leas #80

Request to Add Agenda Items - none

Member's Request to Address Board: none

Approval of minutes – November AND January – approved

Treasurer's Report - investment committee recommended that future monthly \$2,466 USDA deposits be deposited into a new sister fund, the Vanguard Life Strategy Growth Fund (VASGX). Vanguard required a \$3,000 minimum purchase for the new fund. The February deposit was made for \$3,000. Future monthly deposits will return to \$2466.

### **Manager's Report –**

- Shultz is up to date
- Wentland down to \$18 505
- Hewitt foreclosure postponed, but has now filed for Chapter 13 bankruptcy – can't recover owing amount, but can recover future dues. Send trustee monthly statements and let him know RIIA is a creditor. Janet should have gotten a notice to creditors from the court.
- Sprague – 73 were up to date, now owes \$1300 – have Janet reinstate the lien – have attorney send a letter
- Birdland 78 – up to \$1000 owing, have attorney send a letter, lien already filed

- Hemlock 232 – sale pending - \$888 owing and lien, house sold, so RIIA should get paid
- Blash- Wood, 38 – made payments, but still owe \$2604.93. Not accruing interest on the tree removal debt. RIIA asked them for a payoff plan.
- 1/14/19 – reserve study was done by Sandell after Scea reviewed, commented and returned it to correct problems. RIIA meets the state requirements for fully funding reserves.
- Blast e-mail on dog waste.

### **Committee Reports**

1. Parks and Recreation –
  - Sue Neil and Nicole Hurley will co-chair this committee -
  - repair of railing and valve on sprinkler system – Pete Joyce will see if he can fix the railing and sprinkler valve. He is also cleaning up the tree which fell on the railing.
2. Roads –
  - Mike Neil is new chair,
  - a couple of signs have fallen over and will be repaired.
  - Will call the street sweeper again later in the spring.
  - Need to tell the owner of Green Effects that he can no longer just blow the drains on the bridge to unclog them.
3. Emergency Preparedness –
  - Pierce Co. Emergency MGMT meeting was cancelled for snow and rescheduled for next week.
  - Still need a chair for the action plan.
4. Security –
  - 2 large chainsaws were stolen from tree workers truck last weekend at #113.
5. Communication/Newsletter – Spring newsletter please get info to BJ by March 31<sup>st</sup>.
6. Investment committee – no report.
7. CC&R / Bylaw overhaul committee –
  - At the last meeting the Board decided it should solicit for volunteers for this committee, starting over and giving new residents a chance to join in the fun. The Board also discussed

limiting the scope of this committee to the issue of multiple 'residences' and short term rentals. It appears there is a need need to add businesses such as Adult Family Homes and Halfway houses to those considerations.

### **New Business –**

- Will find out from Janet the deadline for mailings submissions for annual meeting.
- Janet has received an inquiry from a possible buyer regarding the ability to operate an Adult Family Home on Raft Island. Is it a 'single family residence' or a business? Unanimously agreed to have Janet send them a letter telling them that an Adult Family Home can't be operated on Raft Island.
- Discussion to reimburse Glen Stewart for using his bobcat to plow snow. He didn't ask, but he plowed the roads, because he has an excavator, and he's a good neighbor. Decided to accept his generosity.

### **CC&Rs Article I.**

GENERAL PURPOSE: 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.

- The Board felt it should reimburse Glen Stewart for using his bobcat to plow snow. He didn't ask, but he plowed the roads, because he has an excavator, and he's a good neighbor.
- Don't have a bill from Maplewood yet for plowing or tree cutting around the Island during February's snow.
- There was discussion as to whether RIIA should purchase a snow plow after the recent storm when it was impossible to get a real snow plow out to the Island. The approaches to the bridge were particularly dangerous. Maplewood made do with its tiny machine,

but that's all anyone could come up with for unplanned snow removal

- Future snow/ice removal - Emergency Management Committee will look at it – problems – no place to keep it (maybe the camp), or see if the camp would purchase one.
- Street sweeper \$500/ sweeping;
- brush cutter \$3000/ cutting
- but no problem hiring someone to do these jobs,
- Snow removal is the problem.
- The following ideas were discussed: If someone has a truck and will do it at a reasonable price, RIIA could buy the blade and he'd keep it and do the Island first. If he moves, RIIA would give it to someone else on the Island with a capable truck. Street sweeping and brush cutting are not as easy as they look without professional equipment. Emergency response committee will look at it as well as tools to be purchased in the future to assist with island projects and maintenance such as chainsaws or a small tractor
- Graffiti under the bridge – it's been there for years – there was a discussion as to whether to remove it and if the time and money were spent on removal, how long before it would be back. There was a lack of enthusiasm to do anything about the old graffiti under the bridge.

#### **Old Business –**

- In regard to the discussion about limiting the by-laws, Cushing brought up that it's such a problem to get them approved, that a total revision should be done all at once. Crain stated that there might be so much to deal with, that it gets to be a quagmire of too much.

Meeting adjourned 8:17