

R.I.I.A. BOARD MEETING
March 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, Cushing, Williams

Board Members Absent: Swenson, Joyce

Members Present: Brent Ross, #79, John Rosendahl, #133 Mike Neil, #2, Jeff Lees, #80

Request to Add Agenda Items - none

Member's Request to Address Board: none

Approval of minutes – Feb minutes approved

Treasurer's Report –

Budget committee: Anne Scea, chair, John & Tina Shoemaker, Rich Swenson. This is the operating budget. Items such as new playground equipment would be a separate item, distinct from the operating budget.

- Notable changes: upped grounds maintenance budget to what Green Effects is currently charging
- Upped management budget to what HOA Solutions is currently charging.
- Upped utilities slightly
- doubled brush cutting budget – it appears it is needed more than once a year.
- Last year spending was up on miscellaneous items:
 - locksmith charges to change lock on South Beach;
 - purchase of additional picnic tables for South Beach

Otherwise spending was approximately the same as last year.

- Income tax – we had a \$6800 refund this year, applied to next year's taxes.

Budget approved unanimously and will be presented to the membership at the annual meeting.

Manager's Report –

- New manager – Janet has received a promotion. Shirelle Shaefer will be replacing her.
- Bergland, #78 (\$1269.43) and Sprague, #73 (\$1554.38) – were sent final demand letters.
- Chapter 13 Bankruptcy filing received for Hewitt #61

- Schultz – #54 & #83 Raft Island Drive ACH Automatic payments being made each month for \$660. Past due balance is down to \$ 6,192.46 on one account and \$ 6,557.46 on the other. Bounced ACH on one account in December was not made up as promised, however the January payments were both made successfully. It will be emphasized to the manager to make additional efforts to get them fully paid up.
- Wentlandt – #134 Madrona Drive, Paid off his total \$18,000 debt.
- Wood/Blash-Wood – #38 Raft Island Drive, Made a payment of \$220 in February toward paying down the past due balance. Total in arrears now is \$2571.91, which includes \$1537 from the tree cutting assessment. The past due regular assessment amount is \$881.65 plus late fees. Sent e-mail to them asking for their plan to catch up on past dues.
- 9 owners are 1-3 months behind in payments.
- Potential buyer wants to know if they can operate an adult family home on the Island.

Board unanimously decided they cannot operate an adult family home on Raft Island.

- Snow plow charges from Maplewood were approximately \$1300. For last minute arrangements, this was good. Other companies were charging \$5-6,000 and could not get to Raft Island for several days.
- Manager sent e-mails looking for volunteers for various committees.
- Will ask people to maintain ditches around their homes – estimate to get ditches cleaned will be \$7000-\$9000.
- There was a discussion regarding ditching – keeping culverts open and drainage open to get to the culverts.

Committee Reports

1. Parks and Recreation –
 - work will be done on South Beach dock and pier this summer - will send out work party request [bid to have it commercially replaced was approximately \$125,000]
 - results of playground survey – got 111 responses of 220 surveys sent. (some residents may have not gotten the survey. It is purported that Comcast blocks Survey Monkey). Board would like to put the subject of a new play structure to a vote at the annual meeting. There was a discussion regarding what information

should be presented to the membership and the pros and cons of South Beach vs. Tennis Court area and the foot print on each property.

- It was decided that the presentation should contain:
 - the most popular two options for play structures as reflected in the survey, and
 - two options for placement, South Beach or in front of the tennis court,
 - The presentation should also concern the cost for each option,
 - the foot print of a new structure, most effectively shown by a bird's eye view of the two parks showing the footprint of the new, and for South Beach, the existing, play structure, so people could have a good idea of how much space it would require.
 - Money in reserves would pay for new play structure.
- new path to South Beach- the Parks committee would like explore building a new path to the South Beach so people would not have to walk along the busy road coming off of the bridge.
- Pete Joyce fixed railing and cut the trees which fell at the South Beach in the recent snow storm.

The Board unanimously approved reimbursing Pete Joyce \$77 for the new chain and bar he had to purchase to do the work. (Tree service estimate to do the work was \$1,000.)

2. Roads –

- Additional humps? Speeding is still a problem. There was a discussion regarding the continuing speeding problem, enforcement and deterrence.
- John Rosendahl volunteered to go talk to speeders if they can be identified. The Board agreed to take John up on his offer.

3. Emergency Preparedness –

- Pierce County meeting on Emergency Preparedness March 29th. Will meet monthly to put together a plan to be submitted next fall. (Vandoren)
- Chair for the action plan, Jeff Lees, went to the PEPC and talked with Fox Island's Emergency Preparedness committee.
- Vandoren is focused on keeping us eligible for whatever funding might be available.
- Lees will to focus on alternatives to the bridge: available piers on the Island, boats, block captains, etc.

4. Security –

- suspected thief, who lives on Ray Nash Dr., is in rehab/jail, so there have been no incidents in a couple of months.
- There was a report of a large amount of apparently flammable materials at #73. FBI chemist looked at the materials and determined they were not explosives.

5. Communication/Newsletter – Please get info to BJ Hirko by March 25st.

6. Investment committee – no report

7. CC&R / Bylaw overhaul committee –

- Chair, Charlotte Crain - committee members:
 - John Rosendahl, Matt Hurley, Kate Larsson, Jim Cushing
 - Committee does not have time to do a proposal before the annual meeting, therefore it will give the intent of the committee to the membership at annual meeting and get feedback

8. Nominating committee – John Rosendahl. Nominations are due to the Island Manager by March 31st.

New Business –

- Vote on renewal of management contract – big difference is \$30 increase in monthly charges.

Board voted unanimously to renew management contract.

- Street sweeper - \$490 - should do it twice a year.
- should we renew our contract with Green Effects or get bids from other providers?
 - Sense of the Board is that Green Effects is very responsive and were much more reasonable than the other companies the board got bids from 2 years ago, and therefore, it will not seek other bids this year.
- Several Island members suggested that the ditches be cleaned after the recent bad weather. Green Effects estimate to clean all the ditches is \$7000-\$9000. This seemed excessive to the board, which did not agree to fund this work.
- All the annual meeting information must go out 30 days prior to the meeting. There are five weeks between the April Board meeting and the Annual meeting. All items required for the annual meeting must be completed and submitted to HOA Solutions by April 1st to go out for mailing the next day.
- Tree on Island property next to #2: Tree service looked at it and said it is dying, which is why it is shedding an excessive number of cones and needs to come down. It isn't blocking the view, but cones are going down the hill and blocking the drains on the bridge, which cost \$3000 to remove last year.

Motion unanimously approved up to \$2000 to remove tree by #2 and whatever other trees near the tennis court can be removed for the remainder of the \$2000.

Old Business – none

Next meeting April 15th

Meeting adjourned at 9:00 pm

Budget 2020:

	2019 YTD Actual	2019 Budget	Difference	2020 Proposed Budget
Income				
Dues	\$ 369,599	\$ 443,520	\$ 73,921	\$ 443,520
Operating				
Audit/Acctg	\$ 4,500	\$ 4,500	\$ -	\$ 4,500
Bank Charges			\$ -	
Bad Debts		\$ 4,500	\$ 4,500	\$ 4,500
Federal Income Tax	\$ 4,000	\$ 5,000	\$ 1,000	\$ -
Grounds & Parks Maintenance	\$ 8,779	\$ 12,000	\$ 3,221	\$ 12,750
Legal Fees	\$ 3,920	\$ 3,000	\$ (920)	\$ 3,000
Liability Insurance	\$ 6,242	\$ 6,500	\$ 258	\$ 6,500
Manager	\$ 7,200	\$ 11,000	\$ 3,800	\$ 11,160
Miscellaneous	\$ 1,181	\$ 750	\$ (431)	\$ 750
Office Supplies	\$ 438	\$ 1,500	\$ 1,062	\$ 1,500
Postage	\$ 372	\$ 1,000	\$ 628	\$ 1,000
Reserve Study	\$ 2,500	\$ 2,500	\$ -	\$ -
Utilities	\$ 2,902	\$ 5,000	\$ 2,098	\$ 6,000
Total Operating Expenses	\$ 42,033	\$ 57,250	\$ 15,217	\$ 51,660
Bridge				
Inspection/Consultation		\$ -	\$ -	\$ -
Insurance	\$ 20,085	\$ 25,000	\$ 4,915	\$ 25,000
Loan Payments				
Principal & Interest	\$ 295,734	\$ 295,734	\$ -	\$ 295,734
Reserve	\$ 29,592	\$ 29,592	\$ -	\$ 29,592
Maintenance/Repair	\$ 1,514	\$ 5,500	\$ 3,986	\$ 5,500
Total Bridge Expense	\$ 346,925	\$ 355,826	\$ 8,901	\$ 355,826
Roads				
Brush Cutting	\$ 3,477	\$ 3,500	\$ 23	\$ 7,500
Maintenance	\$ 1,069	\$ 5,500	\$ 4,431	\$ 5,500
Traffic/Security	\$ 3,458	\$ 5,000	\$ 1,542	\$ 5,000
Total Roads Expense	\$ 8,004	\$ 14,000	\$ 5,996	\$ 18,000
Capital				
Dock/Pilings/Ramp	\$ 1,934	\$ 5,000	\$ 3,066	\$ 5,000
North Beach		\$ 500	\$ 500	\$ 500
South Beach	\$ 2,406	\$ 2,000	\$ (406)	\$ 2,000
Tennis Court	\$ 500	\$ 500	\$ 500	\$ 500
Total Capial Expense	\$ 4,339	\$ 8,000	\$ 3,661	\$ 8,000
Total Yearly Expenses	<u>\$ 401,302</u>	<u>\$ 435,076</u>	<u>\$ 33,774</u>	<u>\$ 433,486</u>
Net Gain/Loss	<u>\$ (31,702)</u>	<u>\$ 8,444</u>	<u>\$ 40,146</u>	<u>\$ 10,034</u>

Playground structure survey results can be found at:

<https://www.surveymonkey.com/results/SM-H9GRHQ9MV/>