

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

Nov. 18, 2019 7:00

All Saints Center, Raft Island

7:00 Introductions of those in attendance

Board Members Present: Crain, Rees, West, Scea, Hirko, Williams, Swenson, Joyce, Phillips, Vandoren,

Board Members Absent: amazingly, all Board members were present

Members Present: Pat Drew, #221; Larry Hannon, #237 (tenant), Jeff Leas #80 , Matt Hurley #182, Don Rees #197

Request to Add Agenda Items - Victoria Nokleby asked to waive late fees

Member's Request to Address Board: none

Approval of minutes – Approval of Oct minutes – Aug and Sept were approved at the last meeting. Oct. Minutes: Motion to approve: Hirko; seconded: Williams, corrected minutes approved.

Treasurer's Report – nothing of note to report

Manager's Report -continual problem with manager giving account numbers only, lot numbers without names or names without lot numbers. For research purposes RIIA needs names AND lot numbers.

Vote on whether to send USPS notices to members with delinquencies. Hirko contacted the Island Manager and asked her to tell let the Board know what the policy is in regard to notifying members they are behind, as there has been a lengthy list of owners owing small amounts which are accruing charges. The Island Manager stated that anyone who has a balance owing is informed via e-mail, once a year she sends a hard copy mail. Would they be willing to do text notifications? Does Island Manager have cell numbers to send a text to? Rees will talk to Island Manager and

find out the cost of each – text, mail, etc, and what’s the best method of collecting.

Victoria Nokleby, #242 Hemlock, asked for waiver of late fees because there was a carryover balance she wasn’t aware of. She has been paying by auto pay, but had missed the two payments before she started the auto payments. Island Manager said the late fee payments were because they were 2 months late and never caught up. Late fee was \$180, plus \$83 in finance charges, plus key fees. Rees suggests that the Board counter propose waiving half the late fees (total waived \$90) if she is current by Dec. payment date, and give Nokleby a total amount due, including Dec. dues,

**Motion by Rees and Seconded by Scea. Motion unanimously approved.**

Hewitt – sold, so RIIA should be paid on closing

### **Committee Reports**

1. Roads - Question on painting and striping roads still open. Deferred from October meeting. Matt Hurley: has paint, weather dependent, needs more paint, so might not happen til spring. Commercial painter did a stop line in poor weather. Paint didn’t adhere to asphalt, so line is already gone. Hurley is getting estimates on fixing the alligating on Madrona before the first speed hump.
  - Hannon is new to the Island but feels people need to be reminded that with so many hills and blind curves, drivers need to slow down. People walking with children, strollers and dogs have to dive into the shrubbery to avoid being run down.  
The Board noted that the Island Manager should send something out to members reminding them that if they have vendors working on their property, owners should remind the vendors of the speed limit and dangerous parameters of the roads. Crain will draft something for Island Manager to send out.
  - Road Sweeping is currently scheduled for the last week of Nov.
2. Security – installed pole for cameras. Camera is focused on the float and cars coming on and off the bridge.

- Rees have asked permission to have guests park at bus stop, for party. Guests will put passes in windows.
- 3. Parks and Recreation – Tree cutting was \$5400 for alders on Park. Wood is free for the taking.
  - Rehabbing the float – Tom Phillips is working on analysis of the existing condition of the dock. Hopes to have report for Jan. meeting
  - Hurley Applied for permit for the play structure at South Beach
- 4. Emergency Planning – ntr (nothing to report)
- 5. Communication - ntr
- 6. Investment - ntr

### **New Business:**

Towing – the towing companies want designated people, who need to be there when the tow truck shows up. People are: Hurley, Weiss, Swift, Neil, & Joyce.

**Motion by West to approve signing a contract with one of the tow companies and designate the 5 people listed above to authorize towing, seconded by Scea, unanimously approved.**

Neil will be the primary contact. If he isn't around he can get someone on the list who is.

HOA Mgr wants to use the e-mail list to send out solicitations for their Christmas coat drive. Can they use our list? Charlotte will respond to the e-mail. HOA Solutions has been strict about only putting out Island business through their e-mail list. Board feels that this isn't in accordance with that policy. HOA Solutions is welcome to put it on the Raft Island FB page.

### **Old Business:**

-Electricity at Bus Shed – Rees has been in touch with electrical contractor. She is optimistic he will have the bus shed hooked up by Dec. 1<sup>st</sup>. It will cost about \$1000 to have the box installed.

**Motion to approve \$1000 to get the electricity at the bus shed by Scea, seconded by Swenson. Unanimously approved.**

-There was a discussion regarding Dangerous Trees and the cost of removing them. The Large dead maple near 26 Rhododendron: \$4,500 because a crane will need to be used. The cluster of leaning and dead Alders near south beach in front of 164 is \$1,800. The clump of dead alders next to 197a is \$1,800. Across from 48 Raft Island is a dead Maple for \$1,200. Lastly, there is another dead maple near 69 Raft Island, which has already partially fallen for \$1,200.

*[Background added by Secretary for reference: Ownership of the property adjacent to the roads is unclear as to whether it belongs to RIIA, the adjacent property owners, or in some cases, waterfront property owners, who may own both sides of the road. This situation is due to the fact that the roads do not exist as plotted. Additionally, many property owners have treated the property as their own, landscaping to the edge of the road, or removing trees, or otherwise treating it as their property. These owners have a good argument that the property is theirs, if not by deed, then by adverse possession. Resolving the issues will be litigious and expensive, involving every property owner and putting RIIA at contentious odds with its members. While RIIA has an easement along the roads, that easement is for utilities (CC&Rs Art. V, Section 2.), and only has the right to remove branches or trees that may interfere with or endanger electric or telephone lines. (CC&Rs, Art. V, Section 2.(a)).*



In paying to remove these trees, which, unlike the trees on Park, are not on RIIA property the Board leaves itself open to claims for the costs of removing trees along the road that other property owners have incurred.

The Board agreed to send letters to the owners on whose property these trees appear to be informing the owners that a tree on their property has been identified as dangerous and the property owner needs to remove it, asking them to respond to the letter with the owner's intention within 30 days.

Meeting was adjourned at 8:45