

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

Jan. 20, 2020 7:00

All Saints Center, Raft Island

7:00 Introductions of those in attendance

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

Board Members Absent: Rees, Scea, Williams,

Members Present: Glen Stewart # 123, Pat Drew #221, Larry Hannon, renter #237 David & Sherry Weis # 232, Jeff Leas #80, Matt Hurley #182

Request to Add Agenda Items - Hirko – limbing trees on N. Beach

Member's Request to Address Board:

Approval of minutes – Approval of Nov.

Motion to approve: Hirko;

seconded: Vandoren

minutes approved

Treasurer's Report – Paid for playground equip \$34,364.43; moved 10K from money market to pay for playground equipment

Manager's Report –

Hirko's question on the continual inclusion of members with small amounts as delinquent. Charlotte will ask Shirelle for details of how people are notified.

Leins were filed on 12/31 on the following properties:

- **Getty - Lot 211 & Lot 213**
- **Berglund - Lot 78**

## Committee Reports

1. Roads – Dangerous trees – Matt Hurley considers the following trees to be dangerous: Star Tree Removal Service came and marked what they felt were dangerous trees around the Island.
  - a. #1 – There are numerous alder trees that are dead and in danger of falling onto the Road at 164 Raft Island Dr. NW. This lot is owned by Marsha Sylvain, who got a letter last year, but has other problems which prohibit her paying to remove the trees. The quote to remove the trees by Star Tree Service is \$1800. The trees are marked with a large orange X. Hurley's opinion is that these trees need to be removed ASAP as they are continuing to drop large branches onto the road. Charlotte or Mike Neil will speak with her. Hirko suggests we offer to pay for it, bill her, but charge no interest.
  - b. #2 – There is a very large, dead Maple tree that is leaning and in danger of falling and pulling up the road on the corner of 30 Rhododendron & 26 Rhododendron. It's near the property line of the 2 lots, unsure what property the tree is on. The quote to remove the tree by Star Tree Service is \$4500 as it will require a crane for removal. The tree is marked with a large orange X. Alford's say the tree is on RIIA property. If this tree goes over it will do more than \$4500 damage to the road. This tree is within the brush cutting zone, but Alford's maintain the grass around it. Alford's were sent a letter this week to take down the tree.
  - c. #3 - There are two dead trees that are in danger of falling onto the road at 44 Raft Island Dr. This lot is owned by Jeff Hoff. The quote to remove both trees by Star Tree Service was \$1200 x2 = \$2400. Both trees are marked with a large X. One of the trees is split in half near the top and in danger of breaking and falling onto the road. Owner, Jeff Hoff, was sent a letter this week regarding these trees.
  - d. #4 - There a numerous dead alder trees that are dead and in danger of falling onto the road at 258 Raft Island Dr NW. This lot is owned by Bill Robinson. The quote to remove them by Star Tree Service is \$1800. The trees are marked with a large

orange X. Bill Robinson was sent a letter this week. Hurley will talk with him.

Discussion regarding what to do about trees the Island thinks are dangerous, but the homeowner doesn't. Can RIIA send them a letter saying we'll cut it down and send them the bill? Conclusion, probably not. If the member truly has financial problems, on a case by case basis, the Board could make an exception. Glenn Stewart will get another estimate. Charlotte will get written permission to take the tree down. Proposal is to consider trees within the brush cutting zone, RIIA's responsibility, but if the property owner maintains to the road (and could claim adverse possession), any trees in the maintained zone belongs to the homeowner. Jeff Leas will take responsibility for a first draft of the policy. Swenson will talk to Cushing about the draft policy.

Road alligating near Neil's – contractor will come out in the spring to give us an estimate.

2. Security – working to install new security cameras. One report of mailbox vandalism. Hurley will close the loop with the towing company regarding who is authorized to tow cars.
3. Parks and Recreation - **\$34,364.43 paid out of Operating to Landscape Structures for new playground equipment coded to SOUTH BEACH 12/19; \$10K was transferred from the Money Market account to Operating to cover the expense of the new playground 12/30.**
  - Permit to install playground – ok'd by shoreline commission, need info for the building permit, which is on its way from the Play structure company.
  - Phillips is going to do an analysis of what repairs are needed to float and the condition of the pilings.
  - Tennis court fence damaged in storm by falling tree – Alford's cleaned up the tree. RIIA will fix the fence. Charlotte will let the Alford's know.
  - Tennis court surface is slippery – Hurley is getting a bid for pressure washing. The tennis court probably needs to be resurfaced.
  - Hurley will check with Washington Water on getting a water source at the tennis court.
  - Hirko is having tree work done and would like to limb up some trees on N. Beach while he's at it. He would bear the expense. West moved to let Hirko limb the tree at his expense. Swenson seconded. Hirko abstained. Vandoren and Joyce opposed. Motion passes.

4. Emergency Planning - RIIA is not eligible to apply for Pierce County hazard mitigation assistance. Committee needs to be redirected from preparing an application for Pierce County to on Island assistance and preparations. This is a subject to be discussed at the annual meeting and get volunteers.
5. Communication – Newsletter in spring
6. Investment – quarterly report. BRF \$349,000, \$183,000 in USDA reserve. Rate of return 6.7%. GF \$169,400

### **New Business:**

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-Electricity at Bus Shed – Done!

-Nokleby late fees – From the Nov minutes: 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.** However, this was missed in Dec actions to the manager.

Motion to counter propose waiving half the late fees (total waived \$90) if she is current by Feb. payment date? approved

Owner has accepted the Board's offer and will make payment in full.

Hewitt – Wells Fargo asked for payoff. Did RIIA get any money? Crain will look into it.

Snow removal. Proposal was sent to Shirelle for action. Crain will follow-up with Shirelle.

Adjourned 8:35

