

R.I.I.A. BOARD MEETING

April 20, 2020 7:00

Via Zoom because of WA state's Stay at Home/Stay Safe order

7:00 - Introductions of those in attendance

Board Members Present: Crain - President, Rees – Vice President, West - Secretary, Scea - Treasurer, Hirko, Swenson, Phillips, Vandoren, Williams

Board Members Absent: Joyce

Members Present: Marilyn Parks #112, Gabe Sanchez #114, Rebecca & Brad Roberts #75, Vince Ball #97, Jeff Davis #236, Jeff Lees #80, Sarah Cunningham #110, Dave Weiss #232, Matt Hurley #182, Brent Palmason #8A, Erin Carman #12, Chor Li #233, Gene Barkin #18, Allen Benson #85, Natalie Middleton #45, Ray Swift #266, Jim McReynolds #55

Request to Add Agenda Items: Trailers @ #89

Member's Request to Address Board: none

Approval of minutes: Feb & March – both approved

Treasurer's Report –

Vandoren: Do we need to set aside a reserve to cover legal expenses in the coming year?

Scea: 2007/8 were the years with the highest amount of delinquencies. Legal fees are usually billed back to the homeowner, unless we can't collect anything.

Swenson: from a cash flow standpoint, we need to be careful about how we're spending our money in the coming year and make sure we have the funds available to make our bridge payments and mandatory expenses to cover for delinquencies.

Board sent an e-mail to members stating if a member has been affected by the COVID virus, they should contact the Island Mgr. immediately and let her know if they will need relief.

Vandoren: RIIA should identify any program that it may be eligible for.

Crain: we should contact HOA Solutions to see if they've been made aware of anything RIIA might be eligible for.

Scea: board should be notified when people ask for special arrangements, so we can keep tab on approximately how many people may be delinquent and how much RIIA will be short.

Manager's Report –

Overloaded truck coming across the bridge has been resolved. Owner says they found a rig which doesn't weigh as much.

New Owners - Jeff & Colleen Elseth #216

The Hewitt property has been foreclosed on. Hewitt owes RIIA \$5319.06. Question for the Board: Should RIIA engage Attorney Ecklund to file a personal action to collect from Hewitt? Board would like the attorney's recommendation & the cost to obtain a judgement.

Committee Reports

1. Roads –

- When is aligating on Madrona going to be fixed? The company is on hold until further notice due to the virus.
- Contractor will come in July to clear ditches of vegetation.
- Hirko asks if the ditch at the top of Alder, which abuts his property, will be included in the work. The ditch along Hirko's property is full and in places there isn't a ditch any longer. Last time it was done is when the culvert under Alder was cleaned. A discussion ensued regarding whether or not the ditch on Alder is RIIA property. Raft island has cleared the ditch twice before. Swenson recalls the board said it would continue to maintain it. The conclusion is that the ditch on Alder is Private. Alder residents didn't want the Island to repave

the road, because of water problems, however, Hirko is asking about the ditch. Swenson doesn't remember a clear consensus of the board regarding who is responsible for the ditch on Alder. Swenson's opinion is that if RIIA has someone out – it might as well just do that ditch as well. Several Board members remembered that the last time RIIA cleaned the ditch on Alder the owners at the end of Alder were mad because the ditch brought too much water down on their properties. Board deferred to past minutes to determine if a decision was made in the past regarding the Alder ditch. *[Notes added by Secretary after meeting: The minutes of the RIIA Board in Sept. 2018 state: "Old Business: Alder – Steve Brown got a bid for cleaning the ditch going down Alder which is bringing water. Prior Island contractor who cleaned the ditch took the rock lining out of it. The lining of the ditch was keeping the hillside from sloughing off and slowing the water down. Whatever is done isn't going to be permanent and will have to be done again at some time in the future. Question was asked: Alder is a private road. If silt is coming from the property above and clogging the ditch, how is that Raft Island's problem? Swenson: if RIIA contracted with someone and they didn't put it back like it was, it may be RIIA's obligation to restore it. Bid isn't that clear: it appears to just clean the ditch and move the rocks to the side of the road to keep the water from eroding the road. Brown says that he spoke the bidder about lining the ditch and bringing in more gravel. Bid is \$1675. Brown was asked if that bid will get him what he wants. Brown states contractor will clean the ditch and bring in rock to line it. Brown says ditch is the Alder property owners' responsibility to maintain and they have been. But RIIA sent a contractor to clean the ditch and the cleaning has led to the current problem. Swenson proposed RIIA pay for the rocks and some of the labor and split the cost. Brown rejected this offer. Brown wants it restored back to the way it was and if that requires cleaning, then RIIA should pay for all of it. The rock has to be hand laid in. The Board thinks that the weeds and sediment in the ditch aren't RIIA's responsibility. Brown will get a bid broken out bid for the restoration and cleaning to be discussed at the next meeting."]*

Mr. Brown never got back to the Board.

2. Security –

- Towing and parking stickers: purchased warning stickers for cars without parking stickers; will start towing soon because there's a problem with off-islanders parking at South Beach. Cameras are working.
- Renters should get with owners and arrange to get parking stickers.
- Stickers are labor intensive to get off, so they serve as a good warning.
- Do golf carts need stickers to park? They aren't coming from off Island and obviously belong to residents. Golf carts do not need parking stickers.

3. Parks and Recreation –

- Water valve at the tennis court: Tom Phillips requested an estimate from Washington Water for putting a meter at the tennis court. Washington Water's estimate is \$5,000. In the past RIIA has used the Alford's water and paid them for it. Phillips and Hurley will talk to Alford about continuing the practice.
- Dock safety: A complaint was received concerning younger people laying on the edge of the dock who refused to move so boaters could get off their boat.
- New playground is in, waiting for curbing. Those industries are shut down now. Warning signs are on the equipment to keep the kids off until it's ready. Curbing will help build the chip base which needs to be 9 inches. Without the curbing the max chip base can be built is 6 inches. The playground company won't sign off until the curbing and chips are installed.
- Hirko suggests that play structures and swings have 'use at your own risk' signs. Swift volunteered to get signs for all three parks. The Board will also have the Island Manager send out e-mail to owners informing them that they use the equipment at their own risk.
- Erin Carman was researching a swing set at the tennis court. She found that a nice sturdy two swing set can be had for under \$400. Erin got plans from someone who did a swing for a preschool. Before we proceed, the Board would like some information on liability.

4. Emergency Planning - no one has volunteered to take over the committee. The role of the Emergency Management and Preparedness Committee was to assure RI had access to emergency funds in case of disaster. FEMA has now changed the eligibility requirements for participation in those programs. RIIA can still apply for funds but needs to apply through Gig Harbor Fire District or Pierce County and will be treated like any other HOA. Survey of membership was that they didn't want a formal process in place for emergencies. RIIA is on a 'you're on your own basis,' and every family is in charge of their own emergency plan. Ray Swift volunteered to be the Emergency Planning and Response Chairman. Jeff Davis volunteered to be on the Committee.
5. Communication – nothing to report
6. Investment Committee Quarterly Report – meeting not held because of current situation.
 - Bridge Replacement Fund: \$333,394;
 - General Fund: \$163,047;
 - USDA reserve: \$172,524;
 - Question from resident on USDA reserve: USDA reserve is required as part of the loan throughout the life of the loan. Can we access this money if we need it for something else? No
 - Hirko and Swenson refer to the West Seattle Bridge problem. Seattle is uncertain whether they can get the bridge repaired and if so, it will only last another 10 years. That bridge is only 36 years old. Raft Island's bridge was projected to last 75 years. The West Seattle Bridge was also projected to have a much longer life span.

New Business:

Question concerning the Ballot: have we always broken out the trustee positions into two positions rather than have all the candidates running 'at large'? Answer: No, but the nominating committee suggested it this year. Question arose concerning information on the people running for positions. Could we have some background on them? How long they've lived on the Island, what their background is, etc. The Board will ask the people running for info and send out an e-mail. Three of them are on the call. The Secretary will query the others.

Old Business: none

Adjourned at 8:35

Respectfully submitted, RJ West