

R.I.I.A. BOARD MEETING

June 15, 2020 7:00

All Saints Center, Raft Island

7:00 Introductions of those in attendance

Board Members Present: Crain, West, Scea, Hirko, Williams, VanDoren, Swenson

Board Members Absent: Rees, Joyce, Phillips,

Members Present: Mike Neil, Keith Mummaw, Allen Benson, Matt Hurley, Gabe Sanchez, Jeff Leas, Jeannine Mackie

Request to Add Agenda Items: Request that the election results be added to the annual minutes.

Members Request to Address Board: none

Approval of minutes: April minutes - approved

Treasurer's Report: Hirko asks who oversees Shirelle (Island Mgr.) paying the bills? If it's not an ordinary bill, Shirelle emails Crane or Scea and asks if the bill should be paid and how to categorize it. Scea looks at reports and sees the ordinary monthly bills.

- Manager's Report –

HOA solutions suggest we add a provision to the collection policy that says we have the right to charge the \$35 Notice of Intent to Loan Fee to the homeowner.

The RIIA collection policy provides: "If no payment is received within thirty days of the mailing of the Notice of Intent to Lien, a lien will be recorded against the property and the owner(s) thereof. All fees and costs associated with recording the lien will be added to the total delinquent amount secured by the lien and are at the homeowner's expense. The lien shall have perpetual existence until the assessments are paid and will include late fees and interest that continue to accrue."

->**Does the Board want to amend the collection policy? No.** The policy currently allows for the recoupment of ALL fees and costs associated with liens. HOA solutions' recommendation would require the amendment of the policy every time the amount of the fee changed or another fee was added.

Committee Reports

Roads –

- clearing ditch at the top of Alder along Hirko's property.

Ditcher is going to meet with Matt this week and go around the Island and see what needs to be done. Do we need to get the rest of the Alder owners involved? Hirko's lot was flooded last year. Alder owners were concerned about improving the flow in that ditch, which could affect them, if we fix the ditch. Swenson also notes that Alder is a private road and not our responsibility. Hirko says that the water is going to go down Alder, whether it's in the ditch or not. The Island has maintained that ditch in the past. If RIIA is going to do something, it should notify the owners on Alder. Hurley asks if Hirko has an estimate. Can't the ditcher Hurley is talking to this week look at what needs to be done on Alder and give an estimate? Hurley and Hirko will get together.

- Owner maintained property/brush cutting – RIIA doesn't currently have a brush cutting policy, one that was proposed in 2010, but never adopted, still resides on the website:

- Vegetation policy proposed:

https://www.raftisland.org/convertedPDF/Raft_Island_Street_Maintenance_Proposal_10.2010.html

- Swenson has a 2016 rewrite of the policy he will send out to the board. At the time of his re-write, the vegetation policy was being debated in regards to RIIA ownership of property along the road, which got complicated so it was dropped.

- Crane – no one has volunteered to draft a new policy, so what should we do from here? There should be some guidelines. West objected to secondary references (to Pierce County guidelines, which could change without notice) Crane is fine with taking out the secondary references.

➔ Does the Board want to adopt the proposed vegetation policy, amend it, come up with a new policy, or keep on with no vegetation policy?

- West – volunteered to get a group together to go over the vegetation policy and propose a revised policy.

Williams volunteers to be part of the effort. Benson thinks it would be helpful to include what the Island is responsible to maintain. Leas also volunteered to be on the committee.

- A discussion ensued regarding the 60' ownership and whether or not RIIA maintains it. It is subject to legitimate adverse possession claims, which would entail expensive and extended litigation.

- Additionally, this policy, which was proposed several years ago, but never voted on:

RIIA WORK ON PRIVATE PROPERTY

If RIIA will do something which affects private (non-RIIA owned) property, for example: water diversion, tree cutting, brush removal, tree trimming, digging, paving, etc., the following policy will apply:

- If RIIA is going to take action to non-community owned property, the President will be notified, or in the President's absence, the Vice President, who will have the manager send a notice to the homeowner. Notification shall be in writing by e-mail or regular mail if the manager does not have an e-mail on file, at least 7 days in advance, unless an emergency exists. In the case of an emergency, all efforts will be made by the Board to communicate with the home owner. Communication in the event of an emergency will be made to the rest of the board by e-mail.

→ Does the Board vote to adopt this policy? West moves to adopt the policy. Hirko seconds. Unanimously approved.

- How do we handle road damage – reporting, repairs, charges? It should be the owners' responsibility, they hired the contractor and RIIA has no privity of contract with the company. Hirko notes we need to give the members notice that they'll be responsible if there is road damage. Swenson suggests we ask HOA solutions what other HOAs do. Hirko added that the membership should know that RIIA has specifications as to how the road should be repaired. In the past PSE has dug and repaired the road, the cheapest way possible, which is not aligned with RIIA expectations.

Security –

- cars have had warning stickers put on them.
- Trespassers have been harvesting shellfish on the beach.
- Sheriff's deputies have been scheduled.
- 4th of July last year a lot of garbage was left on the beach. More than a dumpster full of fireworks trash. We need to hire a deputy for the 4th. 7 pm until Midnight. Hurley will work on it.

Parks and Recreation –

- Glenn Stewart fixed the fence at the tennis court and did a great job.
- July 1st, chips will be under the play structure. Sanitizer will be parents' responsibility. RIIA will send out a reminder about parental responsibility for supervision, assumption of risk and safety precautions
- Kayak storage – one of the residents wasn't happy about it so they didn't build storage racks last year. Hurley asked people on Facebook to come up with ideas

and no one did. Neil thinks we should build kayak storage and every year let people draw for spaces. Perhaps kayaks should be removed for several months during the winter, which will eliminate abandoned kayaks. Neil says that all the material is there.

->West moves to have Mike Neil rebuild racks for kayaks at South Beach with materials already purchased. Williams seconds. Unanimously approved.

- long term parking at South Beach (Joyce) – people who leave their cars and go out on their boats for days. Should we adopt a policy that there's no overnight parking? There's not an issue so far. Crane suggests sending out a reminder to be courteous and not park overnight.
- Shower head at the beach was leaking – head and valves were replaced
- North beach maintenance – during the COVID, the landscape maintenance companies were forbidden from working, then they've had a personnel change at Greenworks, so the maintenance hasn't been done. Crane will call Greenworks.

Emergency Planning - nothing to report

Communication – nothing to report

Investment – nothing to report

New Business:

- Swenson requests push out agenda and minutes monthly on the website.
- Swenson was thanked for his MANY years of service on the Board

Old Business:

- 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.
 - West spoke with Ecklund. His recommendation is that if the property was in Wells Fargo's name when the payments were delinquent, Ecklund could send a letter to Wells Fargo to see if they'll just pay it. Case between Hewitt and Wells Fargo regarding the property are still active and has been removed to Federal District Court. Ecklund doesn't recommend bringing a suit to collect on the debt at this time, lest we get joined in the litigation, which will be hugely expensive.
 - As a reminder, we can only collect back 6 years.
 - Are we billing Wells Fargo or Hewitt? Crane will follow up with Shirelle.

Deer control - There's an aggressive deer on the SW corner of the Island. Everyone just needs to take a different route if they encounter an aggressive deer. She's protecting a fawn and will only do so for only a few weeks. Can't shoot a projectile on Raft Island. In the winter, there's a bow season, but even if it's shot, it'll move around after being shot and move through other people's property. F&W won't come. There is a company that will come and do it (for \$3K/deer), but RIIA will have to get a take permit. This is a preferred area for deer because the dogs don't run loose. We could designate a bow hunter for a month in the fall, but it isn't recommended. If the Board wanted to pursue it, if there's a deer who continues to be a problem, we could get a take permit for the fall. Neil will send something to the board for publishing on the website. Remind people it's fawn season and they'll be protecting their young. Send email to Island membership to report encounter with aggressive doe and avoid that area.

Adjourned at 9:00

Respectfully submitted, RJ West