

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

Sept 21, 2020 7:00

ZOOM Electronic Meeting, Raft Island

Board Members Present: Hurley, Crain, West, Hirko, Phillips, Williams, Rees, Scea for Mumaw, Haur, Joyce

Board Members Absent: none

Members Present: Natalie Middleton, Chor Li, Andy Flood, Scea, Brian Bergran, Sarah Cunningham, Connie Fitzgerald, Joe & Janet Downey, Teresa Giskey, Kari Fegueira, Sheryll & David Weiss, Holly & Scott Bash-Wood, Joel Stutsman, Pat McMonigle, Dave Alfred, Gabe Sanchez, Judd Morris, Jeff Davis, Jeff Lynch, Mike Neil, Allen Benson, Brent Ross, Erin Carmen, Ray Swift, Kate Hurley, Mike Parsons

### **Request to Add Agenda Items:**

- Request from Natalie Middleton to add item to Board Meeting agenda regarding Board making changes to Common Areas without approval of community. Specifically regarding removal of native grasses from shoreline and addition of sand.
- Request from Bonnie Rees to add an item on Road striping

### **Member's Request to Address Board:**

- Natalie Middleton – is concerned that recent work on South beach removed native grasses and sand was imported and put on the beach, without discussion with the community. She feels the community should be consulted before changes are made to common areas. Beach habitat was destroyed in violation of County Code. Art 3, section 3 requires repairs to damage to common areas be borne by the members who did the damage. Use and Maintenance of common areas need a vote of the members. She volunteers to be on the By Law or other committee.
  - Judd Morris agrees in regard to native grass. Board may have overlooked regulations, but his concern is that the volunteers who did the beach improvements, did it at the request of the board and the board should bear any costs, not any individuals who were trying to do good.
  - Chor Li asked for copies of the violations.
  - Middleton stated the complaints are on the Pierce County web site. Numbers 70825, 70833, 70832.
  - Li wonders why Middleton filed the complaints without talking to anyone.

- Middleton hasn't gotten satisfactory answers from the board in the past. Middleton was told by Nicole Hurley to file any complaints with the HOA.
- Crain welcomed any interaction from Middleton and feels that Middleton's complaints to the board, were not actually directed to the board. **This may be another factor of the confusion caused by the Raft Island Community Connection Facebook page. That page is not an official RIIA communication.**
- Middleton would like to know what projects are going on before rather than after.
- Crain stated the projects were discussed at the board meetings. If anyone wants to be involved, please come to the board meetings, which are even easier to attend, now that they are on Zoom. Crain encourages Middleton to become involved with the board.
- **Scea reinforced the point that the Raft Island FB page is not a community run page. It is not any official way to communicate with the Board.**
- Mike Neil stated that the county came out to look at the beach. The grasses are not native, they are invasive. Sand was not put on the beach.
- Tom Phillips met with Dave Acri, who came out from the County, took pictures and stated that he would try to get his report on the Pierce County website as soon as he could, but he's back logged. Mary Van Heron, Pierce County biologist, was getting ready to go on vacation until the end of the month and will come out after she gets back.
- Morris suggested the way to resolve the issue regarding the violations is to wait for the report to come out from Pierce County. Middleton agrees.
- Middleton wants to amend the CC&Rs to include a process to consult with the membership on changes to common areas.
- Crain reminded everyone that there is a CC&R/ByLaw committee and they'd be happy to add Middleton, or anyone else who is interested.
- Hurley stated that there have been complaints about the state of the beach and people came to him about beautifying the beach. He wants to know the real reason for Middleton's complaints.
- Middleton cares about the environment and the beach and doesn't feel there would have been a permit to do what was done to the beach.
- Hurley asks what Middleton's credentials are. Middleton has a degree in Landscape Architecture, has her own landscape business and would love to be part of what's going on in the community.
- Crain stated Middleton should make sure she comes to the board meeting or contact Crain directly if she has ideas. The Board wants to be able to work with everyone rather than be at odds with one another. Crain encourages Middleton, and everyone else, to be part of the board meetings and help steer the board in positive directions.
- Sanchez admitted he's been the primary complainer about the kayaks at the South Beach.
- Middleton has no problem with cleaning up the kayaks, her concern is damage to the environment.

- Jeff Davis stated he didn't realize that area is wetlands and RIIA needs to know if it is.
- Morris hears a lot of people with good intentions. RIIA needs to harness the brains and energy of the people at the meeting. He was on boat launch and bridge committees. The work on the boat launch involved a lot of discussions with the state and county to make sure everything was done in accordance with the environmental concerns.
- Hurley is concerned that there will be a process that stonewalls everything.
- Crain reminded everyone that **attending board meetings is crucial to getting current information.**
- Fitzgerald asks Middleton how she knows that wetlands were destroyed.
- Middleton went on Pierce County website where there are maps which delineate wetlands.
- Jeff Lynch opined that not all the grass is gone and the remainder can be encouraged to come back. He stated it was a trash heap of kayaks and other stuff. He thanked the volunteers and Middleton for respecting the environment.
- Middleton stated we can have different opinions and not be enemies, but the community should know what's going on.
- Middleton wants to keep the conversation going about changes to common areas.
- Further discussion ensued regarding concerns over the way it was done, not what was done. Li feels that Middleton should have come to the board before she complained to the county. The Middletons feel that when they express concerns they are blown off.

Approval of minutes: July & August minutes – approved.

#### Treasurer's Report –

- it appears that we are over budget on South Beach, however that is due to paying for the remainder of the play ground work.
- bridge insurance policy:

**Total Policy Premium without Terrorism: \$20,670 – renewed without terrorism protection – cost is over budget. Budget was set on last year's premium. We have no choice, but to pay this premium.**

#### Manager's Report –

- \$1,888.71 paid to PROTEC Security for cameras and installation; Coded to Traffic & Safety; Hurley requested a JE (journal entry) for this payment to reflect expenses in the 2019-2020 Fiscal Year; JE will be done to reflect June as Audit is in preparation
- \$2205.00 paid to Michael Cooke for RIIA Enforcement Patrol in August

- \$840 paid for RIIA Enforcement Patrol July
- \$20,670.00 was paid to Propel Insurance, for Bridge Insurance.
- Travis & Victoria Greenstreet purchased 6 Raft Island Dr NW 8/17/2020 from Meline
- Marc & Gina Barros purchased 43 Raft Island Dr NW 8/14/2020 from Brockert

### **Old Business:**

➔ Vote to approve quit claim on Skaga and neighbors' property Lots #61, #63, #65, #67 West Moved to approve RIIA signing quitclaim deed on paper street on lots 61, 63, 65 & 67, Scea seconded. Hirko abstained. Motion approved. West will call Skaga's attorney and sign quitclaim as Secretary.

- **Parking at south beach** –Hirko believes there is a lot not included in this policy such as size of groups, hours, frequency. He's opposed as written. Neil stated this is for Island people, not off Island groups. It happens now, but there's no process. Crain agreed that a process is needed, even though it doesn't happen more than 5 or 6 times a year. Rees says this is only a draft and doesn't think it should be voted on as it is, she'll scrub it again and present it to the board.

➔ VOTE TO ADOPT POLICY – No vote. Rees and Neil will scrub this again.

Haur asks if guests can park at bus stop? Hurley answers NO. Hurley states current process is someone needing guest parking sends an email to the Island Manager who lets the board know. Then host will be told to post something on guests' dashboards and guests can park at the bus stop.

Need a sign with the number to call for parking violators (not the tow company). Hurley will order signs.

### **South Beach dock policy**

- ☐ The Raft Island dock is a TEMPORARY boat tie up for loading and unloading.
- ☐ Boats tied up to the Raft Island dock MUST NOT BE LEFT UNATTENDED.
- ☐ Overnight tie-ups are NOT PERMITTED.

➤ VOTE TO ADOPT POLICY – Rees asks if dock policy is necessary, or could we just have a sign 'load/unload only.' She can look into signage.

Fitzgerald stated once you invite a boat to a dock, you invite a problem. Sign should say “load/unload Raft Island Residents only. No tie ups.”

➔ Rees will take this for action.

Fitzgerald suggested some ‘no wake zone’ bouys.

### **New Business:**

- Alfred, #30, complaint about hazardous tree on their property but in the Island ‘right of way.’
- There was discussion regarding if it falls it will take the road with it. Taking down this tree will require a crane and cost about \$5,000.
- Morris lives across the street and it is coming down one way or another.
- Fitzgerald stated owner has to be put on notice by a notarized letter that they have a hazardous tree that might fall on someone else’s property.
- Hurley didn’t hire an arborist to determine whether it was a hazardous tree, however, in this case, the owner has put RIIA on notice.
- Alfred notes it’s been marked for a couple of years with a red X (by RIIA). He owns the property, but the tree is in the right of way. It’s hollow and they are concerned that if it goes down there’s a high level of liability and they aren’t assuming it. Alfred states the Island has to assume the liability. The Alfreds are asking the Island to step up and take care of the tree.
- Hirko asks if there is budget.
- Lacy Gallagan and Jud Morris live across the from the tree and would like it removed.
- Crain reminded everyone that this is the continuing issue about who owns this tree. What’s Raft Island and what’s the homeowner’s responsibility. Raft Island’s easement for the road is unclear.
- Hurley stated that if the tree uproots, it’s going to take the road with it. It’s dead and drops big branches every year.

➔ Hirko moves to remove the tree. Scea seconds. West abstains. Motion is approved.

- Fristad, #173 – complaint about hazardous tree on Island ‘right of way.’ West said she had gone down to look at the tree, but couldn’t find it. Hurley stated the tree is 10-15 feet away from the road. Fitzgerald will look at the tree.
- Blash-Wood, #38 – complaint about tree falling from Island property causing damage to their property. They propose to take care of this tree if the board will waive the charges from removing the tree a couple of years ago.

- ➔ West moved to accept the Wood's proposal that they clean up RIAs tree and RIA will forgive the debt on the RIA removal of Wood's tree.
- ➔ Unanimously approved

### **Committee Reports**

1. Roads – re-stripping humps and painting stop lines. Rees has gotten bids. Hurley has done some of the painting himself. Weather window is narrowing and painting in the wet is futile because the paint comes up, so proposes that striping won't be painted til spring.
  - Rees states bids are \$4,000- \$5000, includes parking area, bridge and approach road. Rees will get the rest of the bids and will chose a contractor by next month.
  - Hurley has done 7 speed humps.
  - Thanks to people who are blowing the roads.
2. Security – someone stole a blue and white paddleboard. Hurley stated the local felon who lives on Ray Nash Dr. is out of jail and stealing again. He reminded everyone that the jails are half full from COVID and there is an increase in crime. Keep an eye out for your neighbors.
3. Parks and Recreation – golf cart parking down at the beach, should alleviate some parking spaces for cars up top. Golf carts should be careful of boats.
  - Swings for tennis court – will revisit in the spring
4. Emergency Planning - there was a discussion of what should happen if there is a fire on the Island during dry conditions. Swift will look at the Fox Island Emergency Plan and get back to the Board.
  - It would be nice to have a propane generator at the well rather than relying on gasoline.
  - Neil will get with Ted Smith and find out what Washington Water's position is.
5. Communication –the target date to get out the fall newsletter is Oct. 30.

Hurley will ask the Island Manager to put out an email asking for volunteers.

Meeting was adjourned at 8:55 pm

Respectfully submitted, RJ West, Secretary