

R.I.I.A. BOARD MEETING

Oct. 19, 2020 7:00

ZOOM Electronic Meeting, Raft Island

7:00 Introductions of those in attendance

Board Members Present: Hurley, Crain, West, Hirko, Phillips Rees, Scea,

Board Members Absent: Mummaw, Williams, Joyce, Haur

Members Present: David Madiera; Andy Flood; Allen Benson; Amber Lynch; Anne Scea: Barbara Daelman; Brian Bergren; Gabe Sanchez; Sherri Weis; Jeff Davis; Joe Downey ; Kari Figueira; Kate Hurley; Mike Neil; Theresa and Jacob Norris; Jeff Lynch

Request to Add Agenda Items: Chickens on the Island

Member's Request to Address Board:

Approval of minutes: Crain moved to approve minutes with corrections - approved

Treasurer's Report – Scea for Mummaw – Draft Audit report was sent to the Board and there were no questions. Scea will release draft for final report to be issued

Manager's Report –

Lund purchased Getty properties

**Old Business:**

Hurley is working on cleaning culverts

Bridge Inspection for the insurance company will be this month.

Honey Bucket and trash bins at the S Beach have been removed for the season

- Fristad, #173 – complaint about hazardous tree on Island ‘right of way’ - Tree is 30 feet or so off the road, but appears to be on Raft Island property. Bid to have it removed is \$1200. The driveway where the tree is has been maintained by the homeowner for as long as the house has been there. This tree is well off the road. Neil asks if it’s a tree that neighbors could take down? Not sure. Hirko asks if this is Raft Island property, can RIIA take possession? Phillips asked if there was no property stake, would we consider it RIIA property? No, its pretty far down the driveway. Benson, states RIIA doesn’t own the property, it just has an easement for the road. Hirko, since Fristad had the survey done, ask her to show us the survey. Phillips recalled that Raft Island Dr. is the only plotted right of way, the rest is easement – we need an Island wide policy on trees only. If a tree is in a certain distance from the center line of the road, it’s RIIA responsibility, if outside that distance, it’s the property owner’s responsibility. Hurley will ask for a cc of the survey and talk Fitzgerald and Wilson and report back next week.
- **Proposed Event parking policy for South Beach (Rees)**
- Discussion regarding whether we should allow events and have a policy. Neil stated there are currently situations where people have gatherings down there and all their guests park in the parking without permits. He feels we need a mechanism for having a gathering and having an orderly way for guests to park and people to use it on occasion for special events.
- Kate Hurley asks if there is currently a policy about parking on the road and parking by the bus stop if people have a gathering? There isn’t, but non-members can’t park in either parking lot – at South Beach or by the bus stop.

Rees moved to vote to have a policy which dictates how and when events can be held at South Beach. Motion passed. Hirko votes against.

### **Event parking policy for South Beach**

How can I host a special event at South Beach?

- Special events at South Beach (such as parties, birthdays, anniversaries) must obtain permission beforehand.
- Only Raft Island residents can host an event.
- The host is present the entire time that the event is occurring.
- A scheduled special event would not preclude other island members from using the beach area, playground, etc.
- RIIA will be held harmless and indemnified for any injuries

How do I get permission to have an event?

- Contact the RIIA manager, at HOA Community Solutions for permission to hold the event.
- The RIIA Manager notifies the Board of Directors, who then determine if this event is permissible.
- Shirelle will send out an all-island email, alerting other island members about the event.

What about parking during the event?

- The event is limited to 8 parking spots at the South Beach parking lot , if available, for the host and guests. All other guests will park near the bus shed.
- Hosts looking for overflow parking for their guests must use the spaces on the other side of the bridge near the bus shed.
- The host can obtain day passes for the guests from the RIIA Manager. This pass allows up to six hours of parking. The pass must be placed on the dashboard of all guest vehicles.

➔ VOTE TO ADOPT POLICY - Rees will put policy in final form and distribute to the board. Her proposal will be put on the agenda for members to look at before the meeting.

Benson feels top 4 spots should be reserved for boat trailers of home owners.  
Weiss feels there should be no parking during the summer, it's already crowded enough.

- **South Beach dock policy (Rees)**

### **The Raft Island Dock policy**

Due to the small size of the dock that we all share at South Beach, please keep in mind the simple policies below. Our Board of Directors developed this to insure that all Raft Island residents have open access to our dock.

- The Raft Island dock is a **temporary** boat tie up for resident-owned boats that are loading and unloading. It is not permissible to keep a boat tied there for any other purpose.
- Boats tied up to the Raft Island dock **cannot be left unattended for more than one hour**. If an urgent situation arises the Island Manager must be notified.
- Boats are not permitted to be tied up to the Raft Island float overnight.

Hurley suggests adding a short period that the boat can be unattended while owner takes their trailer home, or goes to park their car.

Joe Downey cites boat policy at another facility that allows tying up for two hours.

How long would people want to wait for a space at the dock – an hour?

➔ VOTE TO ADOPT POLICY – Rees will incorporate comments and reissue the policy

- Road Striping (Rees) bids and contractor chosen to do the work – has 4 bids for restriping; \$4300 bid from Affordable Asphalt seems like the best. They also do asphalt repair.
- Pierce County findings regarding South Beach - Hurley reported the fill and grade violation case was closed, the work did not require a permit; Wetland issue - biologist stated it is not a wetland; last case is still open for determination as to whether a shoreline work permit was required.

### **New Business:**

Chickens – CC&R change would be required – no free-range chickens, no roosters, must take chickens with them when they leave, so many feet away from property line,

Crain stated that the CC&R committee would consider this and come back to the board and the membership with their recommendations.

Hurley will ask for volunteers for the CC&R committee

### **Committee Reports**

1. Roads – Jeff Davis will help get the security cameras fixed. Company that was working on the cameras is out of business.
  - They're going to get a boom truck to fix the cameras and while they're at it, they'll cut limbs hanging over the roads.
2. Security – some reports of speeding
3. Parks and Recreation – No wake buoys were put on either side of the bridge and around the Island to maintain the shoreline. Sheriff's department will put those buoys in, but they aren't funded, so they gave permission for RIIA to place them.
4. Emergency Planning - Neil has someone to work with Raft Island to create a plan.
5. Communication – info to BJ Hirko by Monday Oct. 26
6. Investment Committee Quarterly Report – BRF – \$398,286
  - USDA reserve \$215,000
  - General Fund \$177,800

Adjourned At 8:40

