

R.I.I.A. BOARD MEETING

Nov. 16, 2020 7:00

ZOOM Electronic Meeting, Raft Island

7:00 Introductions of those in attendance

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

Board Members Absent: Crain, Haur, Joyce,

Members Present: Andy Flood, Brian Bergren, Kari Figueria, Glenn Stewart, Jeff Davis

Request to Add Agenda Items: South Beach permit application for violating shoreline regulations – Tom Phillips

Member's Request to Address Board: none

Approval of minutes: Hirko moved to approve, Scea seconded - approved

Treasurer's Report – over budget on insurance, because of timing of the bill. Costs for insurance aren't markedly different from last year. Over on roads because of clogged drain which flooded Mayo Larkin's house.

Manager's Report –

\$250 for pipe repairs for drain flooding Mayo Larkin's property. Pipe was blocked with roots.

Rolled over the CD.

9 owners have not paid Oct. assessment.

Purchased liability insurance without terrorism as directed by the board.

Island Manager received an inquiry from Donna Pucel, a potential buyer of lot 57, inquiring about the Island's policies for a road to their property when a road does not exist. Unanimously agreed to answer the inquiry telling the potential buyer that Raft Island doesn't maintain a road to the subject property, they will need a driveway to their property.

• **New Owners**

- William & Sheri Flood purchased 95 Raft Island Dr NW 9/30/2020 from Mehlert
- Jacob & Theresa Norris purchased 250 Raft Island Dr NW 9/30/2020 from Whitmore
- Matthew & Melissa Greulich purchased 238 Hemlock Dr NW 9/28/2020 from Bjorkman

Old Business:

- **Proposed Event parking policy for South Beach (Rees)**

Event parking policy for South Beach & Bus Stop

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, and boat launch.
- Raft Island residents may use South Beach for this purpose only once per calendar year.
- RIIA will be held harmless for any injuries incurred during this event.

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 determines if this event is permissible.
- The RIIA Manager will send out an all-island email, alerting 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 for the host and guests.
- If more than 8 parking spots are needed, guests must use the spaces on the other side of the bridge near the bus shed.
- Hosts 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.

Can I use the available parking near the bus stop if I am hosting an event at my home?

- Yes. If a Raft Island Resident hosts an event at their home, and needs more parking, they must notify the RIIA Manager for permission to use the bus stop parking.
- Hosts 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.

Discussion: Hirko: Weekends and holidays? Rees - Depends on the weekend – not for the 4th of July, maybe for other weekends. Board will be informed before request is granted and can deny it if it is a major weekend.

Phillips suggests we have black out weekends. Memorial Day, Labor Day, 4th of July

Scea suggested that since the board has to approve it, the Board can discuss as it comes up – if the 4th of July is in the middle of the week maybe the weekend wouldn't be a problem.

Rees volunteers to be the POC between the Island Manager and Board.

Flood suggests leaving all dates open until we see how it goes. Rees agrees.

➔ **VOTE TO ADOPT POLICY: West moves, Williams seconds, vote passes. Hirko opposed.**

- **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 ensure 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.**
- Boats are not permitted to be tied up to the Raft Island float overnight.
- If an urgent situation arises which requires a longer stay than one hour, the RIIA Manager must be notified.

Discussion: Rees suggests Manager. send out policies in the Spring instead of now.

The Raft Island Dock policy

➔ **VOTE TO ADOPT POLICY: West moves to adopt policy, Williams seconds.
Passes unanimously**

New Business:

Topic: Roadway Tree & Shrub Policy

Purpose: The intent is to provide clear definitions of road way boundaries and use for establishing and defining ownership for tree and shrub locations. The document describes responsibility for tree and shrub maintenance and removal along the road way.

Overview: There have been a number of inquiries regarding ownership of and responsibility for hazardous trees along the roadways. In addition, the current road way is not as plotted, making determination of ownership along the road way complicated and problematic. Some owners have maintained their property up to the road way and clearly claim ownership in that property, while others claim the property along the road is RIIA's responsibility.

Definitions:

1. Roads:
 - a. Because the road was not built per the original plat map, this policy uses the current location of the roads as if platted.

Responsibilities:

1. Both Raft Island Association and Residents shall be responsible for trees and shrubs within their defined properties.
2. All vegetation along the shoulder of the road should not interfere with traffic. Vegetation should be cut back to the property side of the drainage ditch, if there is a ditch.
3. Roads should have a vertical clear zone of 14 feet above the road to allow safe passage of vehicles including emergency vehicles, RVs and commercial trucks.

4. Due to personal safety concerns no trimming will be performed on trees surrounding existing overhead utility poles or lines, unless provided by a utility company.
5. An "Owner Will Maintain" option is available to residents, and it is their responsibility to maintain their roadside vegetation according to the parameters set forth in this plan. If residents who choose "Owner Will Maintain" fail to maintain their roadside areas due to an illness or unexpected situation, they should contact the Island Manager to discuss options. If the Roads Committee feels that an owner is not maintaining their property to the standard described above, they shall meet with the owner to discuss options acceptable to both the owner and RIIA.
6. A hazardous tree is defined as a tree that has structural defects in the roots, stem or branches that may cause the tree or branches to fail and may cause personal injury, property damage or road blockage. If a property owner does not wish to take responsibility and a potentially hazardous tree has been identified within 5 feet of the road, RIIA will have a professional arborist assess the tree and, if the tree is found to be hazardous, RIIA will have the tree removed at RIIA's expense.

Raft Island Role and Responsibilities:

1. Raft Island Association role as owner shall be responsible for the following areas
 - a. Managing and removing tree and branch debris in road way.
 - b. Managing and removing trees and branch debris on Raft Island Properties which includes:
 - i. Beaches Areas
 - ii. Tennis Court Areas
 - iii. Bus Stop Area
 - iv. Raft Island owned property

Responsibilities during Emergency Condition

Emergency are typically related to storm conditions which includes high winds, snow, freezing rain and extended cold periods

1. Notification

Dispute Process

Exceptions

Discussion: West will get with Davis and Hurley to revise the policy in light of questions, duties and obligations of right of way holder

➔ VOTE TO ADOPT POLICY OR REVISE FOR LATER ADOPTION

Policy was tabled for later discussion after a committee works on revisions.

Tree at 152 Madrona Drive NW. Price to remove \$2,400. The tree is close to the road and leaning towards the house, not towards the road. No decision was made regarding this tree.

Committee Reports

1. Roads – 40 volunteer hours to clear vegetation.
 - Scea cleared the bridge drains today. Green Effects should have been cleaning the drains on the bridge.
 - Hurley will tell Island Manager to get Green Effects to clean the bridge drains.
 2. Security – 2 cameras are down. An Island resident will help with those. 1 has water in the wiring.
 - There was an accident on the bridge.
 3. Parks and Recreation –Pierce County Biologist concluded RIIA was in violation of the permit requirements because it didn't go through the proper process before doing work within 100 feet of the shoreline. Pierce County is requiring RIIA to apply for an exception to a substantial development permit. There is a \$400 application fee which is due with the application by 4 Dec. RIIA will have to document what was removed (vegetation) and what was added: Fire pit, sand, wood wall next to boat launch (which has been removed) and the kayak rack. Permit is required for work within 100' of the high-water mark. Phillips will do the application and needs approval of the board for the application and the fee.
 - ➔ **WEST Moved to approve the application and \$400 for the application fee.**
 - Unanimously approved.**
- Stewart volunteered get prices for resurfacing tennis court and restriping for pickle ball court.
4. Emergency Planning - Sanchez does emergency planning for military and volunteered to help Swift with emergency planning
 5. Communication – BJ Hirko is waiting for inputs for newsletter. Hurley will get his input to her by the Dec 1 deadline. Anyone who has pictures should send them in as well
 6. Investment – no report

Meeting Adjourned at 7:44

Respectfully submitted,
RJ West