

## 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, Crain, West, Hirko, Phillips, Williams

Board Members Absent: Scea, Joyce, Haur, Rees

Members Present: Mary Mead, Gil Rolie #229, Brandon & Kari Figueira, #274, Jeff Davis #236, Gene Barkin #18, Rich & Kathy Swenson #218, Holly & Scott Blash-Wood # 38, Glenn Stewart #123, Andy Flood #95, Erin Carmen #12, Theresa Norris # 250, Janna Hartman #191, Susie Roberts #206, Benjamin Zerngast #180, Tina & John Shoemaker #142, Jeff Lynch #248, Gabe Sanchez #114, Janet Downey #19

### Request to Add Agenda Items:

- Phillips requests to add update to South Beach permit
- Barkin would like to discuss replacing the gravel path above the bridge from Madrona to Raft Island Dr. W.

### Member's Request to Address Board:

- Benjamin Zerngast, Lot #180, filling in the drainage ditch for parking – new owner wants to put in gravel parking area along the road at the base of his property. There is a drain under the road, which isn't at the low point of the ditch. The low point of the ditch is close to his drive way. He wants to put in 3 catch basins and a French drain under the gravel. Catch basins would drain into the pipe under the road. Neighbor (#229) is against this project because it floods his property. On one side, it funnels water down his drive and into his house and on the other side, increases the amount of water coming through the culvert and eroding his bank. Zerngast asks if the board needs to give him permission for this project.
  - Zerngast needs to make sure any cars parked there aren't in the road.
  - Rolie, Lot #229 (across from #180) spoke to the geotech, working with Zerngast' contractor. The geotech isn't an engineer. Geotech (Keith Shims) told Rolie that it requires an engineer and a building permit. Rolie spoke to contractor and although he was told he needed an engineered design and building permit, contractor doesn't intend do that.
  - Swenson said this is the first time someone has come to the board with this. Board hasn't dealt with people wanting to put in a parking area or doing work which affects the water flow in the ditch. This isn't something the board is in the position to approve. Zerngast needs to make sure he has the right people involved in this project to do it correctly.

- Stewart – if Zerngast doesn't do it right, it's going to undermine the property below it. If he does it correctly, it will benefit everyone.
- Blashwood, #38 – their property on the corner was cleared without their permission. They would like to be notified before anyone does anything on their property. Hurley authorized the work because that area was flooded. Blashwood says that flood had nothing to do with the area they denuded. The blocked culvert which caused the flooding, is at the end of the major drainage creek. Blashwood has been maintaining the area for 12 years and the flooding problem had nothing to do with the area they denuded. The flooding was caused by a problem with the culvert. Homeowners feel they should have been notified before their property was cleared.
  - Davis suggests RIIA will be responsible for the ditch and homeowner will be responsible for the hillside.
- Lynch – asks whether there has been anything more done about chickens. Having chickens on the Island requires a by-laws change.
  - Crain states this will be discussed in the by-law committee and voted on at the annual meeting. She will put Lynch on the committee.

Approval of minutes: Approval of November minutes – approved.

Treasurer's Report – Treasurer was absent

Manager's Report –

- RIIA has a new Island Manager, Carolyn Tucker  
[carolyn@hoacommunitysolutions.com](mailto:carolyn@hoacommunitysolutions.com)
- No manager's report at this time while she gets a turn-over from Shirelle

New Owners Brian & Hillary Bergren purchased 185 Raft Island Dr NW on 12/29/2020 from the Swenson's.

Old Business: none

New Business:

- Grounds maintenance contract from Green Effects has gone up \$20.00/month. Shall we put this work out for bid?
  - Crain noted last time we put it out for a bid only two companies came out to look at the property. Green Effects was much more reasonable than the other contractor.

She suggests we take a look at the task list in the contract and make sure it includes everything we want.

- Hurley will make sure the Island Manager forwards the task list to the Green Effects foreman.
- Hirko states Green Effects doesn't do the West side of the North Beach. Crain will make sure that is in the list of tasks.
- New lighting on Bridge: A member suggested better lighting on the bridge. Consensus is that as long as all the lights are all working it's fine. There was some concern over putting up too much lighting.
- Slide at South Beach – visquine with sand bags has been put over the slide area. Contractor who looked at it thinks maybe the water is following the utilities and contributing to the instability of the bank. Contractor will come back next week and compare measurements from this week.
  - The wall under that area is starting to lean. Hirko points out the wall was put in 25 years ago because the area was sloughing. There was talk of a French drain up at the top, but the utilities were there.
  - Contractor is going to do further investigation and give RIIA some mitigation options.
  - Hurley points out that brush cutter adds to the debris in the ditches.
  - Hirko states that the problems are noticeable during an extreme rain. Ditches need to be looked at in the fall before the rains start.
  - Road committee intends to do ditch work in the fall.
- Gravel path above the bridge from Madrona to Raft Island Dr. W. – Barkin has left the meeting, so no discussion was had.
- Slide on North Beach neighboring property, Lot #129
  - Stuart states ditch on the other side of the road isn't draining, and water is seeping under the road adding to the instability of the bank below the road on #129. Hurley or Stewart will contact Hunt family and find out what they intend to do to protect their property and the road above.

### Committee Reports

1. Roads – Hurley stated that culverts under the roads are blocked and clogged. ProVac can clear out the culverts. They jet out the culverts and catch basins. Their estimate is that they can do it in one day, if they can dump the debris on site. Hurley suggests they dump it by the tennis court. Stewart suggests we don't continue to fill up the low spots, like near the tennis courts, as they hold water and release it slowly, so culverts don't get overwhelmed. Swenson says put in rip rap every few feet in the ditches so there are little dams to slow down the water and keep some of the silt from washing in to the culverts.

- Hurley asks that the board approve hiring ProVac to clean culverts and catch basins. (Requires additional money in Roads budget) Estimate \$2500
  - Vac Truck (ET) with Operator/Laborer: \$250.00/\$275.00 (ST/OT) per hour, portal to portal
  - Disposal: \$195.00 per ton, \$0.45 per gallon

→ **Crain moves to hire ProVac for up to \$2500, seconded by Williams**

**APPROVED**

2. Security –

- 2 of 6 cameras are down. When tree crew returns will repair the contractors. (Tree crew is Island volunteers and rented lift.)
- Meat delivery company selling ‘extra’ meat door to door. Remind them there is no soliciting on the Island.
- Two people were trying to jump off the bridge at 6:30 am one morning this month.

3. Parks and Recreation –

- Phillips – shoreline exemption permit is going through the process.
- A dock repair group will be put together.
- Someone off island complained about no wake buoys.
- Marine patrol can allow private citizens to install no wake buoys, and RIIA followed the appropriate process.
- Hirko noticed two big logs at South Beach and a log is trapped near the west side of the bridge. The logs came from John Richie’s house. John is going to try to recover them. Stuart will try to find out when Richie is going to recover them.

4. Emergency Planning - Keri Figueira will help Swift.

5. Communication – nothing to report

6. Investment Committee Quarterly Report -

- RIIA has \$452,600, \$240,000 of that is in the USDA reserve
- USDA reserve is \$58,000 ahead of projection because the market is currently up
- The General Fund has \$191,000

Adjourned at 8:40