

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

March. 15, 2021 7:00

ZOOM Electronic Meeting, Raft Island

7:00 Introductions of those in attendance

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

Board Members Absent: Rees, Joyce, Haur,

Members Present: Brian & Hilary Bergren #181 & #185, Kari Figueira #274, John & Tina Shoemaker #142, Andy Flood #95, Jeff Davis #236, Benjamin Zerngast #180, Marlaina Smith #168, Steve Brown #115, Sharee Hager #241

Request to Add Agenda Items: none

Member's Request to Address Board: none

Approval of minutes: Approve minutes from February. Scea moves to approve, Crain seconds, unanimously approved.

Crain emphasizes that Board membership is voluntary and when people run for the board they are committing their time to the Island. Some people have not fulfilled that obligation. The Bylaws say that if a board member misses 3 meetings, they can be replaced.

Treasurer's Report –

2021-2022 budget discussion

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						<b>Proposed</b>
		<b>2021</b>	<b>2021</b>	<b>2021</b>		<b>2022</b>
		<b>Budget</b>	<b>Actual YTD</b>	<b>Difference</b>		<b>Budget</b>
			<b>3/8/2021</b>			
<b>Income</b>						
	Dues	\$ 443,520	\$ 332,639	\$ (110,881)		\$ 443,520
<b>Operating</b>						
	Audit/Acctg	\$ 3,500	\$ 3,200	\$ (300)		\$ 3,200
	Bank Charges	\$ -	\$ 20	\$ 20		\$ -
	Bad Debts		\$ 1,323	\$ 1,323		
	Federal Income Tax	\$ 3,400	\$ 1,700	\$ (1,700)		\$ 3,400
	Grounds & Parks Mowing	\$ 13,500	\$ 8,796	\$ (4,704)		\$ 13,750
	Legal Fees	\$ 3,000	\$ 277	\$ (2,723)		\$ 3,000
	Liability Insurance	\$ 9,000	\$ 9,899	\$ 899		\$ 10,000
	Manager	\$ 11,160	\$ 6,510	\$ (4,650)		\$ 11,160
	Miscellaneous	\$ 750	\$ 507	\$ (243)		\$ 750
	Office Supplies	\$ 1,000	\$ 52	\$ (948)		\$ 500
	Postage	\$ 1,000	\$ 66	\$ (934)		\$ 1,000
	Reserve Study	\$ -	\$ -	\$ -		\$ -
	Utilities	\$ 6,000	\$ 2,942	\$ (3,058)		\$ 6,000
	Total Operating Expenses	\$ 52,310	\$ 35,291	\$ (17,019)		\$ 52,760
<b>Bridge</b>						
	Inspection/Consultation	\$ 4,500		\$ (4,500)		\$ -
	Insurance	\$ 23,000	\$ 20,670	\$ (2,330)		\$ 23,000
	Loan Payments			\$ -		
	Principal & Interest	\$ 295,734	\$ 295,734	\$ -		\$ 295,734
	Reserve	\$ 29,592	\$ 29,592	\$ -		\$ 29,592
	Maintenance/Repair	\$ 5,500	\$ 1,216	\$ (4,284)		\$ 5,500
	Total Bridge Expense	\$ 358,326	\$ 347,212	\$ (11,114)		\$ 353,826
<b>Roads</b>						
	Brush Cutting/Tree Trimming	\$ 9,500	\$ 10,239	\$ 739		\$ 9,000
	Maintenance	\$ 6,000	\$ 17,530	\$ 11,530		\$ 7,000
	Traffic/Security	\$ 5,000	\$ 7,973	\$ 2,973		\$ 5,000
	Total Roads Expense	\$ 20,500	\$ 35,742	\$ 15,242		\$ 21,000
<b>Capital</b>						
	Dock/Pilings/Ramp	\$ 5,000	\$ -	\$ (5,000)		\$ 5,000
	North Beach	\$ 500	\$ 30	\$ (470)		\$ 1,000
	South Beach	\$ 5,000	\$ 8,157	\$ 3,157		\$ 5,000
	Tennis Court	\$ 3,800	\$ 1,615	\$ (2,185)		\$ 3,000
	Total Capial Expense	\$ 14,300	\$ 9,802	\$ (4,498)		\$ 14,000
<b>Total Yearly Expenses</b>						
		\$ 445,436	\$ 428,047	\$ (17,389)		\$ 441,586
<b>Net Gain/Loss</b>						
		\$ (1,916)	\$ (95,407)	\$ (93,491)		\$ 1,934

Tree trimming was due to taking down the large maple on Rhododendron which cost more than the estimate.

Maintenance was over because of the ditching.

Bridge inspection needs to be done before the fiscal year is over. Swenson is getting an estimate from Treasure Island on what re-galvanizing might cost.

- ➔ Board vote to approve the proposed budget to send to the Island membership for approval at the annual meeting
- ➔ Crain moves to approve, Hirko seconds, unanimously passes.

#### Manager's Report –

- **Collections and Financials** *Due to expenses in March, HOA-CS with RIIA Board Treasurer permission moved \$10,000 from the money market to cover a shortage on 3/1/2021. The operating balance showed in the negative on 2/28/2021*
  - Sprague, 73 Raft Island Drive –Already with attorney Eklund \$7,767.15
  - Sylvain, 86 Raft Island Drive and 164 Madrona – Two accounts each with balance owing of \$2,292.97. Lien has been filed. Properties may be in foreclosure already. Banks and taxes have priority over RIIA in a bankruptcy.
  - Berglund, 78 Raft Island Drive – Balance is \$1780.29.
  - Schultz, 54 & 83 Raft Island Drive – remains on monthly ACH payment plan
  - Thoresen, 152 Madrona Drive NW - \$1,008.63. In Chap 13 Bankruptcy, no action can be taken.

A member asks if the property goes to foreclosure, can we force the new property owners to pay the back dues. Answer: no

## Old Business:

### 1. Tree removal at lot #152 Bids:

- Larson Logging \$1700
- Northwest Tree Services \$1200
- Maplewood Arbor Care \$1800
- 5 Star Tree Removal \$1700
- Road committee is currently at \$10,238.98, which is over the budget of \$9,500.
- Owner states the tree is on Raft Island Property and is leaning towards their house.

➔ Vote to have Northwest Tree Service take down the tree.

➔ Hirko moves to have the tree removed for \$1200 by Northwest Tree Service. Crian seconds. West opposes. Vote passes.

### 2. Dog poop – Hurley will ask the Island Manager to send out a reminder to bag and dispose of the bags properly.

## New Business:

Nominating committee chair - Kari Figueira

Hurley will ask Carolyn to send out an email asking for expressions of interest in Board positions.

Joyce and Williams terms will expire in June and neither will re-run.

## Committee Reports

### 1. Roads –

- a. striping – Hurley reports that Reese got a bid for around \$4100 including bridge, stop lines, speed bumps and replace the reflectors which were peeled off by the snow plow. The previous bid, from another company, was over \$9000.

- b. Larkin pipe repair –Davis and Crain will have a discussion with Larkin about shared costs. It's an old concrete pipe and Larkin has been talking with someone about making the repairs.

➔ Crain moves to approve \$4300 to do striping of Island and Bridge. To be done this year and billed next year. Seconded by Scea. Unanimously approved.

2. Security – Hurley found the truck who ran into the bridge and ruined two strands of lights. The truck owner will pay for two strands of Christmas lights.

- Hurley will ask Island Manager to send out a reminder on speeding.

3. Parks and Recreation –

- South Beach Slide - Puget Sound Development, Jon Bates, Program Supervisor-Operations spoke about the plan for to stabilize the slide on South Beach. Bates has been developing properties in the Tacoma area 35 years. He has extensive experience in land stabilization. The South Beach is clay soil and has bad drainage. Need to install a drainage system and maybe retaining walls, depending on what the geotechs say. He hopes to contact a geotech this week. He will try to find a geotech who has worked in shoreline areas. Bates has not seen the geotech report from the 90s when the Gabion wall was constructed. That wall appears to be holding. The 90s report would be helpful for him to see. (Scea sent Bates a copy of the report. Bates says redoing the upper ditch by digging it out, regrading it, line it with bamboo cloth to stabilize the ditch, and reseeded will be approximately \$5540.

From Hurley:

- The Shoreline Geo Tech Engineering Firm will be responsible for design, core samples and permitting.
- Puget Sound Development will be responsible for construction permits of hillside and retaining walls.

- Whoever installs the water retaining wall will be responsible for construction permit
- Ostrander, the owner of Puget Sound Development, will be reaching out to the Geo Tech this week.
- Scea asks what costs have been incurred so far.
  - Hurley states \$3200 for tarping is all RIIA has been billed.
  - Crain asks Bates to give us what the costs are for different options, including making it a usable area.
- Vote to pay landscapers \$375 to finish cleaning North Beach. This will cause us to go over budget at North Beach. The budget is \$500 & so far the committee has spent \$429. General feeling of the board is to put it off until next year and relook at the scope of work for North Beach.
- Scea notes we pay Green Effects \$1300/mo. We can terminate their contract with 30 days notice. Hurley will get a bid from Bautistas to do the grounds maintenance. With the Bautistas bid and the known Green Effects cost the board can make a decision. The Bautistas have done the blackberry removal and disposal at the South Beach and the Tennis Court.
- 4. Communication – Annual Meeting due dates:
  - Annual Meeting date is May 17<sup>th</sup>, 2021
  - Board approved Meeting documents must be to HOA-CS no later than **April 9<sup>th</sup>, 2021** (or sooner).
  - Documents must be uploaded to South data for mailing April 12, 2021 to meet the 30 days prior to meeting requirement.
  - Please have all candidates for Board positions and annual meeting agenda items to the Secretary by April 1<sup>st</sup>.

Next meeting April 19<sup>th</sup>.

Adjourned at 8:15.

Respectfully submitted, RJ West, Secretary