

R.I.I.A. BOARD MEETING

June. 19, 2021 7:00

ZOOM Electronic Meeting, Raft Island

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

Board Members Absent: Fort, Figuera, Phillips

Members Present: Barbara Daelman, Ted Smith

Request to Add Agenda Items: none

Member's Request to Address Board: none

Approval of minutes: due to a technical glitch, the minutes for June were not available for the meeting and will be approved next month

Treasurer's Report – budget is over because of the tree removal

Manager's Report –

Collections and Financials

- Sprague, 73 Raft Island Drive –\$8,427.14. Worked with escrow to pay off final judgment (still waiting on payment)

- Sylvain, 86 Raft Island Drive (Foreclosure) and 164 Madrona – Lien filed, both accounts are at Attorneys for action
- Schultz, 54 & 83 Raft Island Drive – remains on monthly ACH payment plan
- Thoresen, 152 Madrona Drive NW - Balance paid in full 7.19.2021
- Reimbursement for Mike Neil \$2,419.66 for dock repairs
- Reimbursement for Charlotte Crain for Zoom Meetings \$16.17
- Bookkeeping made the estimated tax payment \$850.00
- **New Owners**

Russell & Megan Wagstaff purchased 219 Raft Island Dr NW 6/9/2021 from Swenson

Old Business:

1. Crain will contact Davis to restart work on the ditch/ roadside policy and put out a draft before the next meeting.
2. Waiting to get the report on the South Beach slide from the soils engineer, Rex Humphrey. Preliminarily, it appears he will recommend cleaning the ditch above the road and enlarging it into the hillside.

3. Trees over South Beach were removed by Haggars, Richardsons and Sylvain, however, the trees and debris were left in the ditch. Matt consulted the Island Manager. They agreed that Sylvain should contribute to the debris removal. Island Manager said they should have the debris removed and send Sylvain a bill.

4. Reserving South Beach - Reservations on hot weekends in the middle of the summer, are creating a problem for the other residents.

Policy changes were discussed:

- ➔ Motion by Crain to revise the policy to add only 4 parking passes; park in designated parking spaces only; no reservations on holidays and weekends from the Saturday of Memorial Day weekend through Labor Day; reservations are limited to 4 hours.
- ➔ Unanimously approved.

Kayak rack – there are 3 waiting. When the spots become available Crain will assign them.

New Business:

1. Change of attorneys: Should we change attorneys from Greg Ecklund, who has been representing RIIA, at HOA Solutions recommendation, for several years, to a law firm that HOA solutions is currently working, and attorney David Huhs with Laurel Law Group? Hurley went ahead and removed Ecklund and signed a contract with Laurel Group. He trusts HOA Solutions, so he

made the decision to change the attorneys, because that's who HOA Solutions wants to work with.

2. Utilities under the roads vs. utility companies digging up the road and repairing it. We need to have a policy that you can't dig up the road, you must go under it. Scea points out that we have a policy. Scea and West will draft a new policy.
3. Write off Hewitt judgement – it's a legal nightmare, it will cost RIIA more to collect than become part of this extensive litigation. Hirko asks what it does to write it off. It just won't be discussed any longer and won't be on the books. The judgement remains.
➔ VOTE to write off the debt. Motion by Scea, Crain seconded. Motion passes. Hirko, West and Weiss vote against.

Committee Reports

1. Roads – not necessary to ditch with the machine that ditched last year. Need to wait for the report on South Beach.
 - Ditch in front of #6 hasn't been cleaned and it clogs
2. Security – cameras are all fixed except license plate reader.
 - On the 4th of July, someone started a fire in the dumpster, which was put out by a passerby.
 - Didn't find out who dumped garbage next to the dumpster on the 5th of July. It cost \$125 for an extra dumpster run. Truck has an Oregon plate.

- Bridge jumpers – 11 kids at one time, and an adult male, in a separate incident. The adult male is a policeman who doesn't live on the Island and came by boat.
- Deputy has been out three times this summer and contacted 22 people and asked them to leave. (last summer he contacted 37).
- Hurley stickered 10 cars; Weiss stickered 7

3. Parks and Recreation –

- permit to do work on South Beach was approved. Part of mitigation is that RIIA had to plant. Phillips picked native plants, Salal and Oregon grape, which were on their list, at a cost of \$400.
- Ted Smith is going to determine why the water faucet is always running.
- The dock is done!
- Need someone to contact a fence company to repair the tree damage to the fence at the tennis court.

4. Emergency Planning - nothing to report

5. Communication – nothing to report

6. Investment Committee - Quarterly Report - Hirko: RIIA has \$503K: \$273K in the USDA reserve. That fund has had a 9.3% return over 10 years. USDA reserve is currently ahead of plan due to the current stock market. General Fund has \$204K

Next meeting will be by ZOOM on Aug. 16th

Adjourned at 8:24

