

R.I.I.A. BOARD MEETING

Sept. 20, 2021 7:00

ZOOM Electronic Meeting, Raft Island

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

Board Members Absent: Phillips

Members Present: Benjamin Zerngast #180, Sharee Hagar #241, Jeff Davis #236, Jana Hartman #191, Donna Thomas #227, Glen Stewart #123, Kevin Hurley #14, Cliff Quisenberry #119, Barbara Daelman #234

Request to Add Agenda Items: none

Member's Request to Address Board: none

Approval of minutes: approved

Treasurer's Report – 2 months into the year, RIIA is doing well in regard to the budget.

Manager's Report –

Collections and Financials

- Lot #73, SPRAGUE, \$9231.60. Worked with escrow to

pay off final judgment (still waiting on payment). Sent email to closing agent for an update. Agent responded the sale was cancelled.

- Lot #86, SYLVANE (Foreclosure) and #15988 Lot #164, SLYVANE – Delinquency for current balance: \$4840 & \$4887. Lien filed, both accounts are at Attorneys.
- Lot #54, SHULTZ, & Lot #83, SHULTZ – remains on monthly ACH payment plan
- Released liens for the following lots: #152, Thorsen, Account paid in full
- Reimbursement for Charlotte Crain - Monthly Zoom Meetings \$16.17
- Reimbursement for Matt Hurley- South Beach labor for plantings \$73.39
- Reimbursement for Matt Hurley - Parking Pass Stickers \$147.69
- Reimbursement for Matt Hurley – Lot #164 removal of dangerous trees \$1278.00

- **ADMINISTRATIVE**

Renewed Bridge Insurance Policy covers
9/15/2021-9/15/2022. Policy paid in full \$21,710.00

Backflow testing performed, passed. \$40.00

Contacted irrigation vendor to make repair at S.

Beach

Processed owners request for new parking stickers

Requested new boat launch keys be copied and provided to HOA-CS **P.O. Box 364 - Gig Harbor, Washington 98335 - Phone (253) 985-3812**

- Blast email to owners regarding:

- o List of Utility Companies numbers- have Gene Barkin post this on the front page of the web page, if he hasn't already

- o Announcement for Monthly Board Meeting

- o Request for Volunteers for a gate committee

- o Reported Suspicious person on property

New Owners

- Cody Evans and Lauren Swanson purchased 60 Park Ave NW 8/5/2021 from Howins.

Old Business:

1. Ditch & roadside policy draft – Crain & Davis –

- a. Over the years, the idea of how much RIIA owns on the sides of the roads has been an issue. Because the roads aren't as platted, it is extremely expensive to find out the exact boundaries. Crain and Davis

have done a draft policy they've sent out to the board. They'd like to put to rest trees, ownership and right of way and to put together a policy, process and practice. Up to 5' from the edge of the roadway will be maintained by Raft Island. What RIIA will do and what owners will do. Asking the membership to do their part to keep the ditches clean and clear and the trees trimmed back from the road.

2. Report on the South Beach slide from the soils engineer, Rex Humphrey – Hurley expected the report to be more in depth. Hurley expected solutions to the slide problem, but there were none in the report. Phillips is going to talk to Humphrey. What RIIA asked him to do wasn't clear and RIIA didn't do a written request and scope of work.
 - a. Cleaning the ditch above the road before water goes over the road and along the utility lines will be the first step. Question: Can RIIA do this under an emergency rather than a permit? There was no answer to this question.
 - b. Coring will cost \$12,000
 - c. Where do we go next? What expertise do we need that will give us options of what to do?
 - d. Davis suggests something be done before the winter rains start and more of the hillside washes and takes road with it.
 - e. Crain's concern is doing a remedial fix, then have coring, which we need to do, to the real fix, and when we'd get that done and how much money we'd spend in getting to the real fix.

- f. Davis states that they'll dig the ditch on upper side of the road deeper and put rocks in and French drains where it slid previously to catch top water and mid-water.
- g. Water company is on the uphill side.
- h. Do we have Puget Sound Development Co. in place to get this done? Do we have a proposal from them?
- i. Hurley & Davis – have a proposal for work above the road and down by the parking lot. We can pour hundreds of thousands of dollars into this and still have it slide. PanGeo in Seattle is the company they are looking at for a permanent solution. We'll need shoreline permits and PanGeo has expertise with shoreline permits. They are meeting with John Bates, Puget Sound Development Co., next week.

3. Tree taken down by Hagar – Debris from tree removal was cleaned up and billed Sylvain \$1,278, What do they do with the tree? It's laying on Raft Island property.

- a. Crain thought someone wanted to get his friend with a saw mill to take the tree, but it's a Raft Island Tree that someone deemed firewood, so we should make it available to the Island to use as firewood. Maybe Glen Stewart has enough machinery to pull it out. Davis says it's at least 3' in diameter and it can't be pulled up to the road and would need a very large chain saw to cut it. There's a safety issue if it starts to roll downhill.
- b. Has anyone called a lumber company to see if anyone wants to come get it? It will need a crane

because the tree is so large, and because of where it is, it will damage the Gambians if it's tried to be removed. Maybe we should just leave it there?

c. Hirko will talk to Dave Present who was interested in milling the tree.

4. Board policy, regarding, names, lot # and amount published in the minutes - Hurley asked Manager why she doesn't want to publish names and lot numbers. She spoke to an attorney who opined that it did not violate Washington law. The board has determined that the advantage of having the payment history of a lot and owner far outweighs the manager's concerns.

New Business:

1. Gate committee – Hurley – 10-12 people have expressed interest. Hurley needs to get back to them.

2. Tennis court –

- o Tree that keeps falling on the fence needs to go.
\$1300 - \$1800 bid for felling the tree.

West moves to spend up to \$1800 to remove the tree. Passed unanimously

- o Bid for resurfacing tennis court:
\$13,000 (budget \$3,000)

- o Bid for replacing fence damaged by falling trees:
\$12,819.60

- o Scea – once the tree is removed, we need to look at the whole project – fence, resurfacing,

restriping for tennis, pickle ball, shuffleboard, etc.

Committee Reports

1. Roads – volunteers are going to talk about getting the trees done at the end of the month. If there are dead trees, they're going to cut them down, rent a genie and cut branches that leaning over the road. If there are trees that are in danger of falling over the road, will communicate with homeowners. Once the leaves fall, will have the crew clean the ditches. Have gotten away from brush cutters. Crain asks if there will be a letter sent to homeowners, so RIIA will be protected, if it cuts down a tree on someone else's property.
2. Security – spent less money on deputy this year. He contacted 64 people who were asked to leave the Island between July 4 and Aug. Weiss also talked to people and asked them to leave. No cars were towed this year. Crain asks if there are repeat offenders? No way to know. The guy who was lurking around the South Beach and tried to go into house for sale, hasn't been found. The car he was driving was reported sold and the deputy hasn't made contact with the seller.
3. Parks and Recreation – will get further bids on tennis court fence. Hurley bought a new hose and nozzle.
 - Steps on other side of the bridge from South Beach are unsafe. Gravel has washed out and the steps are uneven. Hurley will look at it.
4. Emergency Planning – will ask for expressions of interest for a chair, if no one volunteers Kari Figueria will

do it.

5. Communication – we talked about a newsletter including the info on what we're going to do for the South Beach. Hurley will have more on this in a couple of weeks. Will plan on a newsletter early Nov. Have reports to BJ by Nov. 1st.

Next meeting will be by ZOOM on OCT. 18TH