

R.I.I.A. BOARD MEETING

Oct. 18, 2021 7:00

ZOOM Electronic Meeting, Raft Island

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

Board Members Absent:

Members Present: Marlaina Wall & Ted Smith #160, Benjamin Zerngast #180, Bonnie Sobolewski #200, Kevin Hurley #14

Request to Add Agenda Items: none

Member's Request to Address Board: none

Approval of minutes: Sept. minutes – unanimously approved

Treasurer's Report – over budget on tree cutting, because of taking down Sylvain trees, but that money has been billed to Sylvain

Manager's Report –
Collections and financials

- Sprague Lot #73 \$9,066.60. Lien and judgement filed. This account needs to go to the Attorney. The sale of their other home fell through, so now it requires additional legal action. Mgr. asks "May I send to the Attorney for collections?" The Board does not want to involve collection agencies.

-> Scea moves, Rees seconds: Send to attorney for demand letter and have attorney advise the board on the next step

after demand letter. Unanimously approved.

- Sylvain #15917 Lot #86 (Foreclosure was cancelled) \$5049.04 and #15988 Lot #164 \$3818.54 owed to RIIA. Liens filed, both accounts are at Attorneys, 30-day Notice to Pay sent, after 30 days if no payment is received Association can take legal action. Need to know equity in the properties and the amount owed on mortgages. Ask Attorney to give us value of home, total debt owed. We need to understand the foreclosure process and how long it takes. Board needs to know, financially, if it's worth doing by next meeting (Nov.)

➔ West moves: Ask Attorney to give us value of home, total debt owed. We need to understand the foreclosure process and how long it takes. Board needs to know, financially, if it's worth doing by next meeting (Nov.) Unanimously approved.

- Schultz #15886 Lot #54 & #15915 Lot #83 – remains on monthly ACH payment plan
- All Saints is past due, but this has been resolved and payment is pending. Payment will go out tomorrow.
- Reimbursement for Charlotte Crain - Monthly Zoom Meetings \$16.17
- Reimbursement for Matt Hurley- Tennis Court for fallen tree clean up \$475.00
- Reimbursement for Matt Hurley- South Beach beautification \$775.00
- Reimbursement for Matt Hurley- Brush Cutting for wood chips and

dirt SB \$950

- Renewed Bridge insurance policy \$10,940.01
- Accounting has forwarded documents for the 6.30.2021 Audit to the Auditor
- EFTPS payment in the amount of \$1400 for taxes made by Anne Scea

- **Administrative**

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

Removed Honey Bucket and dumpster from South Beach

New Owners David Pickard and Sheri Larsen purchased 209 Camp Rd NW 9/2/2021 from Solheim

Old Business:

1. South Beach Tree – This tree was not removed by RIIA.

Hirko – estimate to remove tree \$5,240 from Archon, who really doesn't want to do it, because he'd bid on the original job and we gave it to someone else.

Hurley – Maplewood bid \$2300 to remove tree from South Beach

Crain – is working on a bid for the tree at the tennis court and the tree on the South Beach. She believes he would give us \$1000 for the tree at the tennis court, and move the tree off the South Beach, take 26" of it and leave the rest for firewood. We should

know by next meeting. Depends on whether his crane operator can get the tree out of the South Beach.

->Motion to allow this if crane operator can get the tree off the South Beach and take care of both trees. Unanimously approved.

If the crane operator can't remove the South Beach tree, volunteers can cut it up for firewood. There followed a discussion of who had the tree cut and who bears the responsibility of removing it.

2. Gate Committee – Hurley: the committee met last Thursday. Members: Hurley, Crain, Andy Flood, Joe Carmen, Teddy Wessinger, Brandon Figueira, Greg Parker. High level discussion on how to approach this. Canterwood is putting in new gates and the committee is going to ask someone from there to give us lessons learned.

- a. Gates and what people know; where is the Raft Island property? If we don't have enough property can we get an easement?
- b. Gate manufacturers are going to come talk to the committee.

Bonnie Sobolewski asked whether the issue about public access has been resolved. Hurley answers no.

Hirko added the legal issue about public access needs to be clarified and finalized before we get everyone's hopes up about a gate.

Crain – there is a possibility that if we have a safety issue the USDA will allow it.

New Business:

1. Funding Halloween Carnival at Tennis Court – Erin Carmen will put on the Halloween Carnival at the tennis court. Will the Board purchase the Halloween candy for the carnival? .Isn't it something the neighbors can chip in for? Let the parents pass the hat, or send something out and ask people to bring candy to a certain address. Will probably get more support by putting out an email and ask for the community to contribute. [yes, they did]
2. There will be trick or treating and a costume parade from the South Beach to the Carnival at the tennis court.
3. Discussion about purchasing a plow for the island. They are around \$2,500. Jeff Davis has volunteered to research and put it on his truck to keep the roads plowed. Phillips says that for a driveway those plows work well, but for the roads on the Island it would take a long time. Additionally, It's a big deal about where the snow will go.
 - Phillips volunteers to do further research.
 - Is Davis going to be available 24 hours a day?
 - Scea – Carolyn suggested we get a contract with a company who will come and plow when it snows. We should see what that costs.
 - Crain – everyone wants a contractor at the same time...
 - Scea – that happened when we didn't have the contract. If we have a contract we're in que early and we're guaranteed to be on their top priority list.
 - Marlaina Wall asks: isn't there insurance and liability? And isn't there a question about whether there will be someone to operate & store the snowplow?
 - Hurley – will get the cost we've spent on snow removal the past two years, get a cost from Island Mgr for snow removal contract, and what it costs without a contract.

Committee Reports

1. Roads – roads, brush, ditch policy: to put to rest the continuing discussion about whose tree is whose responsibility.
 - Bonnie Sobolewski asks:
 1. 25-35' overhang seems excessively high. Federal Hwy limit is 16', and why is there a 10' range. Why so high? (not answered)
 2. 5' from the side of the ditch or 5' from the pavement? Roots of the trees are holding up the hillside, so which is it? They have been keeping that up.

->Crain moves to approve the road policy submitted to the board.

Discussion – the real concern is the constant discussion of whose responsibility the trees are. But members are concerned that the Island is taking on more responsibility than necessary and disincentivizing owner maintenance.

-Phillips asks if all the roadways are all 16' wide?

-Scea opines not necessarily. The takeaway is 5' from the asphalt.

-Phillips – perhaps the clarification should be 5' from the edge of asphalt.

- Phillips notes that Figure 2. Shows 25-35 feet? He suggests RIIA make it one number.

-Garbage trucks want 14 feet clear.

-Sobolewski – 5' from the inside of the ditch or 5' from the asphalt? Which do they go with?

-Crain – will send the draft out to the membership, make changes, and send it back out to the membership.

->Scea – moved to adopt the road policy with stated changes. Passed. Phillips and West opposed.

2. Security – Oct. 1st mailboxes were broken into, by someone in a white Acura.
 - Someone off the Island came on to the Island and her 4 girls were hanging out the windows screaming.
 - Will get a new system for license plate camera. We're one of the few communities who have a license plate system.
 - Off the Island, Pierce County quit responding to calls unless it was a violent crime in progress.
3. Parks and Recreation – Puget Sound Development is going to do an emergency fix on the ditch above the road above the South Beach.
4. Investment Committee Quarterly Report
 - USDA Reserve \$275,260.55 - \$2466 goes into the reserve fund monthly until 2024, which has to be held until 2044. If we use those funds we have to bring it back up. For the 1st 10 years of the loan we have to contribute to the reserve fund. After 10 years, we need to continue to fund it because the next bridge will cost a lot more.
 - General Fund \$204,431.50
 - Bridge Replacement Fund \$519,355
5. Emergency Planning - no chair; Matt will put something out.
BTW - There is a propane generator at the well that will give us water for a week.
6. Communication – we agreed a newsletter will go out in Nov. and it would be nice to have Halloween pictures. Please have things in to BJ Hirko by 3 Nov.

Meeting adjourned 9:02

Next meeting Nov. 15, 2021

