

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

Nov 15, 2021 7:00

ZOOM Electronic Meeting, Raft Island

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

Board Members Absent: Phillips, Rees

Members Present: John & Tina Shoemaker #142, Cliff Quisenberry #119, Andy Flood #97, Benjamin Zerngast #182, Barbara Daelman #136

Request to Add Agenda Items: none

Member's Request to Address Board: none

Approval of minutes: Crain moved to approve the minutes, Scea seconded. Unanimously approved

Treasurer's Report – we are early in the year, everything is on budget.

Manager's Report –

### Collections and Financials

- Sprague Lot #73 \$9,307.39. 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. May Island Mgr. send to the Attorney for collections?

Scea – reminds the board that the by-laws require that if we do more than a lien, the board has to notify the membership of additional legal action.

- Sylvain #15917 Lot #86 \$4041.95 and #15988 Lot #164 \$4029.45. Lien filed, both accounts are at Attorneys, 30-day notice to Pay sent, after 30 days if no payment Association can take legal action. Letters mailed 10.10.2021

Hurley will invite the attorney to the January meeting to explain more clearly what's involved in further legal action.

- Schultz #15886 Lot #54 & #15915 Lot #83 – remains on monthly ACH payment plan
- Reimbursement for Charlotte Crain - Monthly Zoom Meetings \$16.17
- Reimbursement for Matt Hurley- Brush Cutting Supplies \$736.74
- Reimbursement for Matt Hurley- Brush Cutting Equip Rental \$361.42
- Reimbursement for Matt Hurley- Brush Cutting Chipper \$799.27
- Reimbursement for Matt Hurley- Road Maintenance – Road Closed Sign \$362.02

When the lock is rekeyed everyone needs to buy a new key for \$5. New neighbors have moved on who want a key, but we're out of keys. Plan is to rekey the lock in the spring.

Eric and Bonnie Wolf purchased #229.

Old Business:

## Snow removal: from the Island Manager:

-I searched all records and only found 1 snow removal invoice from ProVac dated 2/14/2021 for \$6,743,75.

-You have a couple options for preparing for a snow event:

1. Do nothing and wait until the snow event occurs, call our emergency line and request service. This in my opinion is the worst option for an HOA. Without a prior contract, you will not receive priority service or worst, no service at all.

2. Sign up with a snow removal firm that does an auto deploy program. This guarantees you receive service, without having to make the call. You're added to a route, and once the snow reaches a certain level your roads will be cleared. They also auto deploy to de-ice. With this you have little flexibility to pick and choose your service, depending on the contractor. They have predetermined parameters set and once those are met, they begin their routes. This is not your cheapest option, but overall, the best in terms of service.

Minimum charge is \$4,000 for only the bridge and hill, cost for the Island will probably be a minimum \$6000.

Jeff Davis was researching the price of snow plows. Weiss suggests we buy a tractor \$500-\$600/mo for 5-6 years to purchase a tractor. We wouldn't promise snow removal and we wouldn't have to remove all the snow – maybe one lane on the bridge.

Scea – if we want to do snow removal, we'll have to increase dues, because we don't have the budget for it. If

we buy equipment, who knows how to use and who's going to run it?

Shoemaker – where would we store the tractor so it wouldn't get stolen? Hurley says at the water tower. West says Washington water doesn't allow anyone to store up there. Crain suggests if it's the Island vs. individuals who want to store something. West suggests we go ahead and ask Washington Water.

Hirko suggests someone buy the equipment and the Island promise them the work and help pay for it in return.

Flood suggests that there are people who could run equipment, but having them on call at the time is a problem. Some companies lease that kind of equipment. Crain suggests special assessment to purchase the equipment, instead of increase in dues. If we did that we'd need to know what kind of equipment, cost, where it would be stored.

Hirko - \$6700/year = \$30/lot.

Flood observes if you start buying and leasing equipment, people expect a certain level of service and if volunteers are providing the service, it can become burdensome on the volunteers.

Fort asks where money came from last year for snow removal.

Hurley says we went over budget last year to pay for snow removal it came from reserve funds. There is \$5000 for roads this year, and we spent \$4000 to have them painted.

### New Business:

Cost/Vote to remove dead tree at Park & Raft Island near Scott Woods house. 1 bid received for \$2,300 or have volunteers take it

down for cost to rent equipment & supplies, which will be less if volunteers are available. Crain suggests getting another bid and will call someone to give us a bid.

Flood suggests Hurley put out another call for volunteers to take the tree down.

Hurley stated lift is \$700, chipper \$300, lift delivery \$300. They can do more trees than that one if they have the right people.

Scea budget \$9000 for brush cutting. They've spent about \$4000 so far.

### Committee Reports

1. Roads – landscapers are cleaning leaves in ditches and cleaning the roads with blowers rather than sweeper. Sweeper is \$1000. Hurley thanked all the volunteers for taking down the trees during the last work party. West suggests that Hurley have the Island Manager send a letter to the owner of lot 48 about the dangerous trees on that lot. Greenscape is supposed to clean the drains on bridge under their contract. Thanked Carrie Fort for cleaning the drain on Fir Dr.
2. Security – security company was out to reposition the license plate [LPR] camera.
3. Parks and Recreation – South Beach and tennis court trees – Charlotte is waiting for a response from the man who is interested in taking the trees.
  - South Beach scope of work. Is anyone experienced enough to understand the scope of work? The cost of permits was not included.
    - o Hurley: This will be emergency work, so we won't be delayed with permits. The water line is 2-3 feet below the ditch and they will do that work with a shovel. How do we want to proceed from here? The long term fix is another gabion wall. This scope of work is \$5,000. If the Island owned a tractor, volunteers could do the work.

- Weiss - \$37,000 for something that isn't a permanent fix seems like a lot of money. Hurley states we need to do more ditch maintenance to keep this kind of thing from happening. Crain observes that the company won't guarantee that work is a permanent fix, but will mitigate the situation? Hurley states that's the understanding. That it will stabilize the slope. He asks how should we proceed? Crain asks if the slope is in danger of more sliding because of all the rain? Do we know the urgency of getting this done? No one knows the answer to that. Scea asks if there's something we should be doing and whether we should tell the membership what we're doing in a newsletter. Davis knows the people who have given us the bid for \$37,688 for the temporary repairs.
- Scea says we have the authority as a board to approve emergency actions and if we don't want this to slough any further we should take action.
  - Flood suggests this isn't a project for volunteers.

**→ Crain moves we move ahead with hiring Puget Sound Development company to do the repairs to the South Beach. West seconded. Approved. Weiss votes against.**

4. Communication – newsletter – please send info to BJ Hirko for newsletter. Crain suggests that the new road policy be included in the newsletter instead of just being posted on the website.

Hurley asks Weiss and Flood to research tractor ownership.

Meeting Adjourned at 8:05 pm

Next meeting Jan. 17<sup>th</sup>.

