

R.I.I.A. BOARD MEETING

Feb. 21, 2022 7:00

ZOOM Electronic Meeting, Raft Island

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

Board Members Absent:

Members Present: Gene Barkin #18, Katherine Walsh #111, Betsy Grava & David Present #104, Sheri & Dave Pickard #206 Camp Rd., Erik Wolf #229, Don & Jennifer Sandman #90, Barbara Daelman #234;

Request to Add Agenda Items: markings on the road on the Northwest corner of the Island.

Member's Request to Address Board: none

Approval of minutes: approval of January minutes – Rees moved to approve, Crain seconded, unanimously approved

Treasurer's Report – Some line items are over:

Slide fix was 25,600+;

Sylvain's trees,

\$1200 for ditch and drain clearing for hiring ProVac

\$3500 - volunteer filled wood chipper with diesel, and it took DEF, so we had to pay to repair the chipper

Manager's Report –

Collections and Financials

- HOA-CS per Anne Scea moved the \$30K from the MM acct to operating and then put through the end of Jan transfer to the USDA Sweep acct so we should be all good now. Probably need to keep an eye on the Operating balance toward the end of each month though Slide was \$25000, so we needed to move money to operations to cover it.
- . I just wanted to make you all aware of a problem we had last week with doing the scheduled End of Month Reserve transfers. There was some kind of glitch with the connection from VMS to the bank and the electronic transfers did not go through on the bank's end. We discovered this

today and have now made the transfers, but they will not show on your January financial reports or bank statements. Please let your affected boards know about this, especially those who particularly scrutinize the reports each month. They will see two transfers made in the Feb reports instead. Please let me know if you have any questions.

- See attached Delinquency Report for a full listing of Past Due.
- Sprague Lot #73 \$10,375.88. Lien and judgment filed. Notice of potential lawsuit sent on January 7th, 2022. Mail not being accepted at address. Matt Hurley to post/hand deliver letter about debt to Sprague house.
- Sylvain #15917 Lot #86 \$4,864.45 and #15988 Lot #164 \$4,851.95. Lien filed, both accounts are at Attorneys, No response to 30 Day Notices. Lawsuit. Awaiting Board approval. Have we asked if she would agree to making payments like Shultz, as she owes a similar amount? We haven't because she's ignored all our correspondence. Crain is willing to talk to Neil about her.
- Schultz #15886 Lot #54 & #15915 Lot #83 – Paying as agreed on payment plan
- Reimbursement for Charlotte Crain - Monthly Zoom Meetings \$16.17
- Reimbursement for Matt Hurley- Bridge Maintenance \$698.20
- Administrative

Blast email to owners regarding: o None

Back billed appropriate owners for Legal Fees

Requested Reserve Study renewal, forwarded to Board

Old Business:

South Beach - Davis report on repairs to the South Beach and where the pipes and drains are located, Crain will remind Davis that we need this report for future reference

Tennis court – Weiss is getting a bid for fencing – one to repair and one to replace; One company will come out next week and one next month. Weiss has contacted three companies for surfacing estimates.

South Beach Tree – Hurley said previously it's 'up for grabs,' Hirko noticed that someone has been cutting on it, but it is still there. Recommends that whoever cut it down have it removed. Hagers had it taken down from their property and dropped there. Tree is in a precarious position and could roll down the hill. It will be dangerous to take it out, especially if volunteers try to cut it up and take it out. It's on the bank and over the edge. No one is in a rush to move it. If the Board's position is that it needs to be removed, Hurley will talk to Hager. Hirko stated that the tree will be harder to remove as

it gets more and more rotten. Crain stated we haven't taken down any trees and just have them lay there where they fell. The tree is 48" in diameter.

-Hirko moves that the manager send them a letter stating their project isn't finished until the tree is removed.

-Crain offers the alternative that Hager's could have it pulled up closer to the road, so residents can cut it up if they want the wood.

-Scea asks what the urgency is to remove the tree. What if it just sits there, so what?

-Crain we're trying to clean up trees and debris around the Island.

-Hurley will talk to the Hagers. Island residents had spoken to the Hagers and wanted to cut it up, but that didn't work out. Weiss, Neill and Hurley were going to pull it up to the road, but they haven't had the time.

-Rees suggest someone to the Hagers before we give them notice that they need to remove it.

Will discuss again at the next board meeting.

Tennis Court Tree - David Present stated that the tree was offered to him for \$2000, which he accepted and sent a check to RIIA for \$2000.

-Crain stated Hurley had contacted a company in Tacoma which offered \$2000 for the tree. Present had cut a slab from the tree, so the Tacoma company didn't want it. Crain contacted another company who wanted the tree at the tennis court and would take the South Beach tree. The third company offered \$600 because of the problem with getting the tree out of the South Beach property.

-David Present and his friend are going to slab it and take it out this summer. It's an 18' or 19' tree, Present is going to take the whole base and a large branch and will leave the rest.

-Hirko suggests Present let the board know when he's done and neighbors can come in and take the rest.

New Business:

- Re-galvanizing the bridge –
 - o Hirko remembered that the bridge engineer report recommended that the bridge be reglvanized periodically.
 - o The last inspection was done in 2017, and another inspection as due last year.
 - o The railings are rusting, so it needs re-galvanizing where it is rusted.
 - o Swenson was going to ask Roger Hanson what they did at Treasure Island and who they used. Scea will ask Swenson again.
 - o Scea has a timeline so that it's put in the budget.
 - o Last time Exceltech's bid was quite high and we had Sergeant Engineering do the inspection.
- Hurley will ask again for someone to lead the bridge committee. It's our primary asset and we need someone to take charge of it. If anyone has ideas for someone to do this, let him know.
- Road markings – the markings on the road are for PSE. PSE is going to replace parts of the gas lines

Committee Reports

1. Roads –

▪ Problems –

1. North side of Madrona where drainage doesn't go into the ditch
2. Drainage onto Larkin property needs repairs.

- Hurley will talk to Davis about having the ditches cleaned. Road cracking is due to drainage issues.
 - In some places the gravel doesn't support the edge of the road and the edge of the road is cracking off.
 - Hurley contacted Looker Asphalt. \$2000 is their minimum bid for coming out.
 - The Board needs to start enforcing that 'if you break the road, you fix the road.'
 1. The last time this came up the Board got stuck on who would repair the road and to what specifications.
 - Hurley, we could also suggest Miles Sand and Gravel who did the roads.
 - Figueria knows the Miles Project Mgr., Nick Kocha, she will reach out to him and see if they do repairs.
 - West questions whether the Board needs to draft a repair specification, or we trust a contractor to do the repair correctly, if the Board recommends the contractor. It would be much easier to let a trusted contractor do the repair, than a committee of people who don't really know about road construction and repair.
2. Security – mail theft a few months ago: Stolen car came on the Island 11:45 pm and took mail from boxes and pried open large mail box groups.
 - In Pierce County in 2021, 813 vehicle thefts in first 50 days; compared to 2022 when 1755 cars were stolen in the first 50 days. Robberies 150 in 2021; in 2022 - 310 robberies in the first 50 days.
 - Hirko – we can stop some of this by not leaving mail in the box, or out overnight
 - Hurley – don't leave your registration in the car, thieves will take your garage door opener and rob the house while you're shopping or at the movies. Take a picture of your registration and insurance.
 - Crain ask whether Hurley is keeping snap shots of troublesome cars, so it doesn't get recorded over, if we need it for future reference.
 - A resident found a couple of needles on the beach.
 3. Parks and Recreation – work party in March at the tennis court; work party at South Beach closer to summer
 - Crain – the steps on the West side of the bridge need gravel fill;
 - Crain asks about staining on the dock – Neil did half, so people could use the other half, then the weather changed before he got a chance to finish it. He will finish when the weather gets better
 4. Emergency Planning – Figueira has gotten questions about different emergency scenarios. She will get someone from fire department to come out and educate the residents. We should identify people on the Island who need assistance.
 - FYI – the Fire Department has permission to use our ramp to launch their boats.
 5. Communication – newsletter went out

Meeting adjourned at 8:10 pm

Next meeting March 21st