

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

April 18, 2022 7:00

ZOOM Electronic Meeting, Raft Island

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

Board Members Absent: Rees

Members Present: Andy Flood, Betsy Grava, Judd Morris, Eric Wolf, Suzie Roberts, Dave Walsh, Benjamin Zendergast, Chuck Corrigan

Request to Add Agenda Items: <sup>[1]</sup><sub>[SEP]</sub> none

Member's Request to Address Board: none

Approval of minutes: approval of March minutes. The board has not received the edited version of the March minutes. Scea moved that we postpone the approval of the March minutes until next meeting. There was a discussion as to whether to change the wording of the minutes for the attorney or leave them as they are.

Treasurer's Report – there was a discussion of the bridge; generally we should have a year's worth of operating expenses in reserve – to date, we are short. The treasurer explained that when money is approved for one project, it cannot be used on another project, even if the first project comes in under budget.

### Manager's Report –

#### Collections and Financials

- Sprague Lot #73 \$11,007.50. Lien and judgment filed. Notice of potential lawsuit sent on January 7, 2022. Mail not being accepted at address.  
**Board voted to foreclose last meeting but the attorney did not think the language was sufficient to proceed.**
- Sylvain #15917 Lot #86 \$5,079.05 and #15988 Lot #164 \$45,068.20. Lien

filed, both accounts are at Attorneys, No response to 30 Day Notices.  
**Board voted to foreclose last meeting but the attorney did not think the language was sufficient to proceed.**

➔ **Scea moved that we copy and paste the exact wording provided by the attorney into these minutes for approval. Seconded and passed.**

*"The association approves commencement of a lawsuit for foreclosure of lien and money judgment against the following properties/lots: 73 Raft Island Dr NW, 86 Raft Island Drive NW, and 164 Madrona Dr NW."*

Seconded and passed.

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- South Beach \$300

Reimbursement for Matt Hurley- Tennis Court \$1300

Reimbursement for Matt Hurley- North Beach \$200.00

## **Administrative**

Blast email to owners regarding: Board Meeting Reminder and Ditch Repair

Back billed appropriate owners for Legal Fees

Requested Reserve Study renewal, forwarded to Board. *Next study is for the 2022-2023 Year.*

With owners Thomas on roadway damage done in 2020, owner agrees to correct

Susie Roberts has asked to be added to the Ballot for Secretary

Renewed Associations D&O Policy 4/10/2022 – 4/10/2023 \$2403

## **Old Business:**

Mayo drainage – these discussions should be put on the agenda

South Beach tree – Hirko would like to have the Hager's take care of it, or at least bring it up to the top of the road.

Tennis court tree removal – Grava agreed to set a date when it would be removed

### **New Business:**

Suzie Roberts has an issue with the water company - mud and water on the road. She will talk to the water company.

### **Committee Reports**

1. Roads - Corner of Camp Rd – what is happening there and who authorized the dumping? Is it going to be graded? Are they going to plant grass? Hurley said he authorized it to provide more room for pedestrians on a busy corner. Hurley also said the owners would probably plant grass there.
2. Security - There have been questions about the gate: will it be open certain hours? Will it have a code? Cost? Members will have every question answered. The Gate Committee meets on the second Monday.
3. Parks and Recreation – Weiss: Tennis court fence repair estimate is \$18,500. He has not heard back from the asphalt company. Drainage should be fixed first so that the new surface isn't undermined.