

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

June 20, 2022 7:00

ZOOM Electronic Meeting, Raft Island

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

Board Members Absent: Rees

Members Present: Dave & Sherry Piccard, Andy Flood, Marlaina Wall & Ted Smith, Sharee & Nelson Hagar, Jeff Davis, 2067935271, Barbara Daelman,

Request to Add Agenda Items: Charlotte requests to add discussion of water bar on Madrona to keep from flooding #102

Member's Request to Address Board: none

Approval of minutes: approval of March & April minutes

- April minutes are not ready for distribution. Will put on Agenda for July
- March minutes, no one could find their copy - will put on the agenda for July

Treasurer's Report – What was the Puget Sound Development Bill for \$11,000? Hurley: should be for drainage repair on Larkin, #9, property. Island Manager did not include the bill so that Scea could see what the work is for.

Manager's Report –

### **Collections and Financials**

o Sprague Lot #73 \$12,918.16. Legal Action has commenced.

o Sylvain #15917 Lot #86 \$6098.28 and #15988 Lot #164 \$6088.01. Legal Action has commenced.

o Rubalcava Lot #58 \$558.25 Notice of Intent to Lien sent 5.10.2022, no response. Now would be the time to turn over to Attorney. New owners who have not made any payments. No contact information for these owners. Carolyn needs to do some more research and find contact info for these people. Hurley will get Carolyn to do this.

There were several questions concerning the meaning of “Legal Action has commenced.” Have they filed in the court? Are they researching how to serve or contact the owner? Are they researching whether the owner has any assets? What exactly are the lawyers doing? There has been a lot of confusion over the process and what it entails. Crain will ask the Island Manager to give the Board the report that is given by the law firm each month and the law firm’s billing statement.

o Schultz #15886 Lot #54 & #15915 Lot #83 – Paying as agreed on payment plan

- Reimbursement for Matt Hurley – Road Maintenance \$50.07 -fix the road sign at Camp Rd. for 4x4 & concrete.

## **Administrative**

- . Blast email to owners regarding: o Board Meeting Reminder o Election Results o Theft on the Island o Paying your dues safely
- . Back billed appropriate owners for Legal Fees
- . Requested Reserve Study renewal, forwarded to Board. *Next study is for the 2022-2023 Year.*
- . HOA-CS Contract rate will increase on 7/1/2022 to \$11,550 per year (was \$11,160.00) this was built into budget
- . Assisted owners with missing Annual Meeting Information, forwarded all collected ballots to Board vis Drop Box, send out final tally

## **Old Business:**

Drainage approved for the coming year – the Board needs the plan for fixing drainage.

## New Business:

1. The Island needs to divert water on Madrona to stop road run off from flooding septic on Reynolds property, #102, Surface water from driveways and roadway impacts #102 septic, the side of the house, and is undermining a large tree.
  - Davis plans to put a berm in the road to redirect water into the ditch on the other side of the road. A similar diversion was done in front of Renn's #105. Acme Asphalt repair will do the work – Davis estimates cost will be \$2000.
  - If Asphalt repair company is coming out, should we have them do all the repairs that are necessary?
  - Davis will ask Acme to breakdown the costs and bill the owners who damaged the road.
  - Repairs will be to build the berm to protect #102 and the curb at the South Beach, which was damaged by Ritchie's, #3, contractor.
  - Repair across from Matt Hurley is going to be done by Jerry & Donna Thomas, #227, in August.

## Committee Reports

1. Roads – are the landscapers going to weed-whip the ditches? Hurley stated that there were concerns that the Bautista workers aren't insured, so Hurley has done nothing about hiring them again. Green Effects estimate to clean the ditches was \$10,000. The machine used for years to mow the verges filled the ditches with debris. Bautistas work for a daily rate or give a price for the entire job. There was also a question about Hurley paying them and being reimbursed. The question was asked: Why can't the Bautistas send the bill to HOACS and have HOACS pay the Baurtistas. Hurley says HOACS won't pay them because they aren't insured. West pointed out that we're paying HOACS to work for us and if HOACS can't do what we need them to do, we need to talk to Juanita, HOACS owner. Crain will talk to Carolyn, the Island Manager, about paying the bill. Scea notes that will make it easier to track the expenses is they are paid by HOACS. Crain will work on the billing and Hurley will assign the work.

## 2. Security –

- recent theft of tool trailer from lot #82,
- blast email about parking policy.
- HOACS has ordered 10 new keys and a new lock. But the lock won't be changed until the end of the summer.
- Hurley will get the keys and hand them out to new residents.

3. Parks and Recreation - Kayak applications close 6/25. There are 39 slots. Notice will go out by July 1<sup>st</sup>.

4. Emergency Planning – Kari Figueira – Bonnie Rees & Tom Phillips, have signed up for the Fire Department Community Emergency Response Training (CERT) training,

### Other:

Hirko pointed out that Ritchie, lot #3, is using the South Beach for staging and access for his bulkhead repair without any coordination with the Board.

- A discussion was had on notifying the Board when someone wants to use Island assets for private reasons. The Board needs to know before something like using the South Beach for construction staging and parking occurs.
- Crain agreed to have the Island Manager put out a blast email informing the membership that anyone using Raft Island assets needs to have the permission of the Board.
- People need to coordinate in writing with the Board, have it put on the agenda, and come to the Board meeting and discuss it with the entire Board, not just one Board member.

This is Mike Hirko's last board meeting. He was thanks for his work and for his many years of being on the Board. He will continue to head the Investment committee.

Respectfully submitted,

RJ West, Secretary

