

R.I.I.A. BOARD MEETING

August 15, 2022 7:00

ZOOM Electronic Meeting, Raft Island

Board Members Present: Hurley, Crain, West, Weiss, Fort, Figueria, Phillips, Rees

Board Members Absent: Flood, Scea

Members Present: Pat McGonagall, Eric Wolf, Sheri & Dave Picard, Tom Phillips, Susie Roberts

Request to Add Agenda Items: McGonagall requests the status of the gate.

Member's Request to Address Board: Ted Smith - Water leak on Maple

Approval of minutes:

- approval of July minutes - approved

Treasurer's Report – treasurer was absent

Manager's Report –

- Status of legal actions
 - Sprague – attorney Hues has found a bank account, Key Bank \$6696.57, it has been frozen and submitted judgement. Sprague has until Monday to answer, or Hues will proceed with judgement on that amount and continue with the rest of the lawsuit.
 - Sylvain – 5/5/21 sent Notice of Lien on 10/8/21; sent another letter warning of foreclosure on 5/13/22. Sylvain

brought in \$3000 check, but didn't say where she wanted it applied, so it was shredded by HOA Community Solutions.

- Because there are tax liens on the properties, the attorney has to give notice to the Dept. of Justice and let them know that RIIA is bringing a foreclosure action on the property. DOJ has 90 days to respond. At the end of Sept, RIIA will re-engage with attorney Hues, and decide on further action. If RIIA garnishes, it might be able to recover some money. Hues will let the Board know the status at the end of Sept and give options on further action. RIIA attorney bill to date is over \$4,000
- Decision as to what will be done will be made by the board as a whole, with the advice of the attorney
- There was a discussion as to whether to have the attorney present to answer questions

Old Business:

- Bridge jumpers - A notice was sent out in July that this policy will be enforced.
 - Fitzgerald, #163, has been sent a letter with a fine for \$150 for bridge jumping by his adult son.
 - There was a discussion of denying access to the common properties if this policy is ignored.
 - Hurley will look into a new system which uses key fobs instead of keys to access the South Beach. The key fobs can be cut off to deny access.
- Status of water diversion on Madrona to stop road run off from flooding septic on lot #102. no update
- Status of other water flow repairs - no update

New Business: none

Committee Reports

- Roads – nothing to report – Phillips suggests we put a mirror at Camp and Raft Island. He found a 30” mirror for \$150. He will purchase and install. Board approved.
- Security – deputy has policed non-resident access to the beach.
 - A stranger parked at 233 and asked if he could use the resident’s phone. The resident notified Hurley and the stranger left right away.
 - Last week a non-resident came on the Island at 10:15 am, and drove around the Island. At 10:52 he went to the parking lot, rode his bike to #5 was startled and left. A sheriff’s deputy confronted the non-resident. The truck the non-resident drove was not registered to him.
- Parks and Recreation – South Beach was cleaned up.
 - Tennis court net will be repaired in the fall
- Emergency Planning – it would be good to have children’s loaner life jackets at the dock. Figueria will supply them.

Painting of the bridge railings – Fort and Flood are organizing this.

Status of the gate: there has been no meeting in the last few months, pending the interest survey. The survey results were that the majority of respondents were in favor of a gate.

Meeting adjourned at 7:51pm

