

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

Nov. 21, 2022 7:00

All Saints Camp, Raft Island

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

Board Members Absent: Weiss,

Members Present: Mike Neil, Ted Smith, Doug Vandoren, Jim Cushing, Barbara Daelman, Gene Barkin, Sharree Hagar, Margarita & Jeff Leas, Ted Smith, Marlaina Wall, Lynne & Jud Morris, Tom Alberg, Pat Lantz, Rachel Rainbolt

Guest speaker:

Shawn O'Dell, Operations Manager for Washington Water Service, joined the meeting to provide an update on the Island's water system. He's worked for the Water Service since 1995, when it was Harbor Water. 2001 they acquired Raft Island's water system. 2007/2010 started phases to replace the Island water system.

Maple Lane has had a leak for over a year. Road is being undermined and will be icy in the winter.

Park has a leak, which was reported over 6 months ago. There have been 4 water main leaks there over the past year. It's a slow leak like the one on Maple.

O'Dell has been told that Maple is ground water, but he'll have someone continue to check on it. Same with Park.

Whose responsibility are these leaks? If it is part of the water system, they are, but if it's ground water, there's nothing they can do as a water company. If they are working in that area, they can help trench the spring or something.

He spoke with engineers and all the pipe lines that weren't replaced they're going to replace. This work will be designed in 2023.

Maple, Cedar & Park are O'Dell's top priorities.

2024 recoating reservoirs at the well site.

They are reinvesting in RI in phases so they don't have to add surcharges. They were going to redo the booster pump. 2022 they had to bring more power, 200 amp, and bring a new booster skid and pumps. They wanted to replace pump on #2, once that well and booster station is back on line, there will be 750 gal/min for 45 min from fire hydrants. Have also budgeted for a new auto start generator. The other generator works, but doesn't have enough power to operate the new pumps. Generators are on back order 11-14 months. There is a portable generator there until the permanent generator is received and installed.

IRT the leak on Park and next to the road on Park, Alberg has been there for over 30 years and there have been no leaks there. O'Dell says that if trees were removed, the trees aren't there to take up the water.

Smith asked O'Dell to have someone come and look again at Maple and Park, O'Dell will come out himself and have a look.

Sustainability of the system, leakage, distribution system loss: Dept. of Health requirement is 10% or less. RI is 13% with a 3-year average of 11.6%.

Water sample data is on their web site, but if requested, they will mail hard copies.

There are seasonal changes in aquifers. They replaced the pump in #1. When they replace the equipment, they look for sediment in the well and do preventative maintenance.

Water company contributed \$25K to road replacement.

Will look at pressure reducing stations on Maple and Cedar so there is better pressure above them.

When the road beds were recompacted, it could have affected the water under them, both the system and ground water. Water can be coming from

40-50 feet away before it finds the place of least resistance and comes to the surface.

Ted Smith will be the POC for O'Dell and Washington Water.

Request to Add Agenda Items:

Member's Request to Address Board:

1. Walking path across the grass triangle between Neil's #2, and bridge - Gene Barkin has filled in the path with gravel before, but it is now muddy again. Would like the Island to fill in with fresh gravel or steps. It is dangerous at this point.
2. Fitzgerald - \$150 fine for jumping off the bridge, - they should have gotten a call first, just like they do with off-leash dogs.
  - Crain – bridge jumping is problematic and the board decided that if there is a policy it should be enforced. There was an email sent to everyone that the bridge jumping policy would be enforced.
  - Fitzgerald whether there is discretion in enforcing policies? How about jumping off dock railings? Which are Island kids. No one has been reprimanded for that. Whose discretion is it to enforce different things differently?
  - Crain agrees that jumping off railings is also dangerous, but she has gotten no reports of that.
  - Fitzgerald says jumping off dock railing is more dangerous and those kids are unsupervised. Why isn't that enforced?
  - Crain stated when the Board gets a report of kids jumping off the railing, the policy will be enforced.
3. Tennis Court Trees – RJ West addressed the recent removal of all the trees from behind the tennis court on behalf of herself and the neighbors on Park. She was told those were just 'trash trees.' West stated that they were trash trees to some, but they were also part of an essential windbreak to those who live near that area.
  - a. The storms which come from the Southwest, especially in winter, come right up the depression where the creek and the tennis

court are. Those trees diffused the force of the heavy winds that come up that depression. Without those trees, the trees on Park and Rhododendron will take the full, unmitigated force of those winds. She provided a diagram, (attached).

- b. West has her trees inspected every year and the trees have gotten a clean bill of health for years. But once the big cedar at the tennis court came down and other trees were removed, the top got blown out of the cedar closest to the road, which ultimately resulted in another tree coming down in a neighbor's yard. Three large trees were damaged, one down, and an expensive clean up.
- c. She has asked several tree services about removing the trees from the lower part of her lot on Park and has been told that those trees also diffuse the wind force coming up through the tennis court park area, and if those trees were removed the tall firs near the house will take the full force of the wind and endanger the house. The cost of removing all of those trees is over \$60,000 - not a bill she is willing to incur - nor does she want to cut down all the trees around her house.
- d. Now that all those alders have been taken down, whoever removed them has created a big problem for the neighbors on Park and Rhododendron.
- e. Before those trees were cut, notice to should have been given to everyone, so the neighbors would have a chance to explain the value of those trees in that wind tunnel.
- f. During the past month, most of the board objected to the vacation of the easement on Jim McReynolds property without notifying the neighbors' however, in this case, the same standard didn't apply, and the action of a few has created a big problem for the neighbors.
- g. If there is a plan for the tennis court area, the plan should be presented to the whole community for comment and the community should come to a decision, not just a few people.
- h. There's been a lot of talk in the board about TRANSPARANCY, however, when it comes to work on the common properties, there has been no transparency.
- i. She asked that:
  - i. the plan for the tennis court park be published to the membership.

- ii. before any work is done on commonly owned properties, that the work be published to the community, including the details of the work to be done; who is organizing the work, and how to contact the organizer, and
  - iii. the work be discussed at the board meeting PREVIOUS to the work being done, allowing community comment, before any action is taken.
- Flood and Hurley disagree that the dead alders blocked any wind.
- Lantz discussed considering how the ecosystem works together. She was stunned by what she saw at the tennis court. She saw trees cut down, sludge deposited, truckloads of leaves that were dumped and mud that was stirred up.
- Alberg stated that all the debris from the ditches was put there with a plow and not smoothed out. Will this area continue to be dumping area?
- Lantz – asked what experts are they consulting? This is part of the plan for the future. We must protect wetlands with the proper vegetation and drylands with the proper vegetation. Alders are the first recovery trees, they grow fast and die. An expert is called for, to tell us what the whole system will require to thrive and prosper. The property owners downstream are trying to protect the creek and the problem they have is that the mud and the topsoil that's been dumped there is going to make it hard for them to do that. Cedar debris is a soil sterilizer. Big leaf maples which can't break down are a barrier to anything getting through. Rather than piecemealing, the Island should get some advice to make this the place everyone wants it to be.
- Crain – We've had some experts. This is a good thing to talk about the future, but we aren't there yet.
- Lantz – the diversion bump on Madrona – they understand that the water has to be handled, but was the problem solved with an analysis of what solutions are available and was it designed by an hydrologic engineer? Was the problem taken care of in the optimum way?
- Crain – We hired professionals. All 3 said divert it to the ditch. We have to leverage the existing infrastructure.
- Lantz – was there a vote by the board and notice to the membership?

- Smith – Tacoma can't optimize their water problems. We tried to get a solution that is recoverable if there are unintended consequences and was affordable and doable.
- Lantz emphasized that notice seems to be a problem with this diversion solution and the cutting of the trees at the tennis court.
- Alberg – is the plan to smooth out the debris that has been dumped?
- Hurley stated woodchips from that area will be put there.
- Lantz – objects to just dumping woodchips and leaves.
- Crain – no one had any idea that the trees at the tennis court trees were important.

#### Approval of minutes:

- approval of Oct. minutes - approved

Treasurer's Report – legal fees \$20,000 get billed back to members. Paid for reserve study, but no board members have seen it. She will discuss with the Island Manager.

#### Status of legal actions

- Sprague – lawsuit filed 10/20. 20 days to respond. No update
- Sylvain – foreclosure notices have been posted. Sherriff's sale Jan. 6<sup>th</sup>

#### Old Business:

##### Vacation of easement for lot 55

- Board Decision – Need to revote since Board approved this at the Oct. Meeting. More information has come to light since the Oct. meeting. This appears to be an issue between the neighbors and the board has no role in it at this at this point. Board will not be vacating the easement.
- Cushing is concerned that we vacated the easement for other properties.

- Status of water diversion on Madrona to divert water to the ditch. Diversion is complete.
- Status of other water flow & ditch repairs – going well. Initial company couldn't fit the work in. Found another company which is cheaper. Found broken culverts, put in a couple of catch basins, unblocked culverts which were full of leaves. The contractors are going to remove

the tree from South Beach, and will grade the area where Swenson dumped soil along the road near the intersection of Camp and Raft Island Dr.

- Crain will ask Swenson to pay for gravel for that area.
- Estimates to remove tree and do water remediation at tennis court. Total price for tennis court and ditches is less than what was approved for roads/ditches.
  - o Crain moved to approved the estimates and the work - \$15,800 for drainage and tree removal at tennis court. \$50,853.26. There will still be \$3754 in road budget for brush cutting and traffic safety.
  - o There was a discussion as to whether \$3754 is enough for the rest of the year. There is no budget for snow removal.
  - o Is the work at the tennis court temporary or permanent? Hurley stated the cedar tree is undermining the tennis court and is going to die eventually and this will allow them to stabilize the tennis court.
  - o The five areas on the Davis plan from last summer are all being addressed in the ditch bid.
  - o Hurley moved to approve water remediation at the tennis court \$15,930. Approved. West voted no.
  - o Hurley will send something out about tennis court.

### New Business:

Status of bulkhead work on lot #3 and effect on common property:

- o last summer, Jon Ritchie, told the Board he had an emergency permit to fix his bulkhead, however, he did not have a permit and was issued a stop work order. Now he has come to the board again saying that Maplewood will be using the boat ramp to fix his bulkhead. Maplewood will be responsible for any damage to the hard scape. Ritchie thinks he will get a permit soon. Board needs to determine if the permit lets him go across the beach. He'll lose his house if he doesn't get a permit.
  - The board wants to see the permit, and proof of insurance
  - Rees –why isn't he using a barge like other people doing beach work?
  - Flood – is his neighbor aware he'll be going across the beach in front of his house.

- Crain will ask Carolyn to get more information.

### Committee Reports

- Roads
- Gate
- Security – be aware of strangers coming to doors. They may be scoping things out.
  - Crain – when things like this happen, shouldn't the Board send something out?
- Parks and Recreation – Neil – dock was redone. Geese and otter have been down there.
- Emergency Planning – Pierce County wants to give us a presentation, but weren't available for this meeting.

No board meeting in Dec.

Meeting adjourned at 9:00

RJ West

RIIA Secretary

West's submittal showing wind affect through creek draw, before and after tree removal at the tennis court:

