

R.I.I.A. BOARD MEETING

March 20, 2023 7:00

All Saints Camp, Raft Island

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

Board Members Absent: none

Members Present: Dave & Katherine Walsh, Margarita & Jeff Leas, Gene Barkin, Teresa Gauthier, Cliff Quisenbury, Doug Van Dorn, Jaime Marin, Marlaina & Ted Smith, Erik Wolf, Jaime Marin, Jeff Davis, Jim Cushing, Susie Roberts, Barbara Daelman, Glenn Stewart, Teresa & Chris Zehner,

Request to Add Agenda Items:

- Glen Stewart – Neighborhood Watch
- Teresa Gauthier - Missing road sign for Maple Lane. It has been missing for a couple of years. She has reported it once before, but no action was taken.

Member's Request to Address Board:

- Gene Barkin asked to address the board concerning a modification to the by-laws regarding eligibility to vote. He discussed a proposed modification to the by-laws to require residence as a requirement of voting. There are residency requirements to vote in local, state and federal elections, so it is not unprecedented. His concern is that people who buy lots on the Island, with no intention to live here, can propose and vote for expenditures which the rest of us will have to pay for.

Approval of minutes:

- approval of Feb. minutes – no one read them, so tabled til next month

Treasurer's Report –

Budget committee met and sent the proposed budget to the Board. Road maintenance is proposed \$20K (down from \$51K) since a lot of road/ditch work has been done; security raised from \$4K to \$6K, minor increases to grounds contract and HOACS contract.

Jeff Davis says there's a lot more tree work to be done. Crain pointed out that the reserves are very low and there is no more money for tree work.

->Rees moved to approve the budget and send it to the membership, Weiss seconded: approved

Tennis Court – rough estimate to redo tennis court is about \$30K, there is no money currently for this project. The budget committee discussed going to the membership to ask whether they are in favor of a one-time special assessment \$150/ lot; or wait til Nov. 2024 when we're no longer contributing to bridge fund and use what would have been contributed to bridge fund for the tennis court. Proposed wording for the Special Assessment is below.

Manager's report:

- Status of legal actions
 - Sprague #73 – paid in full **\$25,535.75** including legal fees
 - Sylvain #86 & #164 – on hold

Old Business:

Snow Committee Report – Rees assembled volunteers Snyder, Roberts, & Swift to meet and discuss. There's discomfort that the Islanders would think that the Snow Gang would solve all the snow problems for everyone in a timely manner. They were happy to lay the groundwork, but they can't guarantee anything. Every Island member has their own responsibility for getting out if they have to leave the Island in the snow. The Snow Gang will get together when it snows and make a plan. They will only work day light hours, only use sand. Will the Island pay for a plow that could be hooked onto a number of trucks? I would be housed at Ray Swift's. Will only be plowed and sanded in certain areas, i.e. hills on either side of the bridge.

Roberts investigated whether they can put sand pile near the well. Contract for snow removal is cost prohibited.

Rees will continue work on snow policy.

New Business:

- Bridge

- Inspection: \$2942 was approved. Ted Smith, new Bridge Chair, spoke with Sargent Engineering and they will schedule it for low tide during the day so they can walk underneath the bridge for the inspection.
- Railing galvanizing touch up work party will be scheduled soon.

- By-law change proposal:

- Change was made when RIIA was applying for the road loan from the USDA. **Any by-law change must be approved by USDA, per loan documents.**

○ Proposed change to Article I

- Section 2.1 To foster and promote recreational and cultural activities among the residents of Kuhn's Raft Island, Pierce County; to provide for the improvement and beautification of said Raft Island; to own and operate for the use and benefit of the residents of said Raft Island, a playground, recreational areas, and private beaches, and to maintain the private dedicated roads of Raft Island, access roads, and bridge. *The bridge is open to all members and to the public. RIIA does not and will not restrict access to the bridge.*

Hurley wants by-law language to revert to the language prior to this change:

- 2.1 To foster and promote recreational and cultural activities among the residents of Kuhn's Raft Island, Pierce County; to provide for the improvement and beautification of said Raft Island; to own and operate for the use and benefit of the residents of said Raft Island, a playground, recreational areas, and private beaches, and to maintain *the private dedicated roads of Raft Island, access roads, and bridge.*
- There was discussion on whether to table this until RIIA has negotiated with USDA, or discuss it with USDA before we send to the membership for voting, so as not to alienate the USDA when we are negotiating with them to put up a gate.

- Hurley said that when the by-law was changed the Island was told they could change it in 10 years.
- Flood suggests we wait til we discuss gate with USDA.

→ Decision is to table any change to this by-law until after the discussion with USDA.

High water bill: pipes froze and split - will get it fixed and challenge the water bill. Jim Roberts replaced it last year and Susie will ask him if he'll do it again.

New Committee Chairs:

- Bridge chair – Ted Smith
- Nominating committee chair – Glen Stewart
- Emergency Planning chair – need co-chair
- Road chair – Swenson will mentor new road chair

Newsletter – content for newsletter to BJ by March 25th

Committee Reports

- Roads – policy which says with respect to roads, that if a contractor inadvertently damage the road, RIIA will fix it and bill the owner. Figueira tried to talk to the contractor who did the roads about making repairs. They never got back to her.
 - Get patches done when we get someone to repair the aligating.
 - Swenson is having paving done, perhaps the aligating and patching can be done at the same time.
- #233 contractors are crushing the ditching RIIA just had done.
 - Hurley stated he will contact Chor Li and have her fix the ditches.
 - Roberts says trucks going in and out of well, have damaged the road. If the water company will buy the gravel Roberts will spread it. Smith will discuss with NW Water.
- Gate Committee – The special meeting to vote on whether members want a gate is tomorrow. Not planning on having an attorney look at the plan for discussion with USDA.

- Security – Susie Roberts stated that thieves are prying open locking mailboxes all over Gig Harbor.
 - Glenn Stewart is setting up a Neighborhood Watch using an app. He would like an email sent by HOACS to notify everyone about the neighborhood watch and do a meeting April 4 or 6 of interested people to have a beta team to try out the app. Glenn will draft an email to send.
- Parks and Recreation
 - Date for work party – Last weekend of April
 - Fort – spoke to landscape architect who recommended red cedar for replanting in the wet area behind the tennis court where the alders were removed. They are \$12 for one gallon, \$25 for two gallon red cedars from Woodbrook nursery.
- Newsletter – content due March 25 to BJ Hirko

Annual meeting information must be to the members by April 14th so anything required to be in that package must be submitted by the end of March.

Tennis Court Special Assessment Proposed 2024 Budget

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- **One-Time**
- **\$150 per Lot**
- **One Time Special Assessment**
- **Tennis/Pickle Ball/Basketball Court**
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- The court is in need of repair to include fencing, asphalt repairs and painting or resurfacing. In addition, many have expressed interest in adding the ability to play pickle ball. Rough estimates to achieve all these things would be approximately \$25,000 - \$30,000. Our current operating budget is not sufficient to do all that is needed and/or wanted.
- Currently we are required to set aside \$29,592 per year until November 2024 for the bridge reserve. Would you be interested in waiting until 2025 to address the repairs, etc. or would you be in favor of a one-time special assessment to address these issues currently?
- If in favor of a Special Assessment, vote YES
- If in favor of waiting until 2025, vote NO

→ Vote to send this to the membership: moved by Fort, seconded Hurley - approved

Adjourned at 8:30

Respectfully submitted,
RJ West, Secretary