

## **RIIA Annual Meeting**

**May 15, 2023 – 7:00pm**

ALL SAINTS CENTER & ZOOM

- I. Welcome & Board Introductions, Charlotte Crane, President
- II. Report on Quorum, Carolyn Tucker, HOA Community Solutions, Island Manager – verified quorum
- III. Darvan Cosby – Pierce County Emergency Management
  - a. Passed out ‘Bucket List’ –things to be prepared in advance for an emergency
  - b. Will come back for a more focused talk on Emergency Management and Emergency Preparedness

### III. President’s Comments: Crane

Accomplishments over the past year:

- Ditching and Drainage project – hopefully got ahead of it, because there is no money in the coming year’s budget for anything else
- Tennis Court project has begun – there will be tree planting this year. Arborist recommended that dead alders be removed and replaced with 4-5’ cedars
- Surface of the court – special assessment \$150 can only be used for the tennis court. Total of special assessemtn will be \$33,600. Weiss has been collecting bids for resurfacing and fencing and \$33,600 that should cover it.

Q: how will money be collected? One-time assessment. By laws say it’s due within 30 days and delinquent in 60 days. If someone can’t afford it, they should come and talk to the board.

Q: How many have to approve? 2/3

Q: What about the \$25K in the ballot paper work on the assessment? This question relates to the 10% RIIA is required to have in reserves

for USDA for the first 10 years of the loan. After that we're no longer required to put that aside.

Q: Is the estimate for the tennis court based on actual quotes from contractors? Weiss got one bid for fence and asphalt and the assessment should cover it.

Q: is there money for the trees? That will come from tennis court budget.

- Collections –RIIA has collected from all but one big debtor and both properties are in foreclosure
- Gate exploratory committee - last year we had a preliminary meeting and formed an exploratory committee on the feasibility of installing a gate. Then, in March, we had a special meeting as to whether the residents want a gate.
  - There is an ongoing process and the committee is working on it.

Q: Did the presentation to the USDA state that while majority want a gate, not everyone does? The communication was whether it was feasible to put in a gate. The committee is submitting information. The Gate Committee will give USDA a proposal.

Q: How is the exploratory effort being funded? Costs will be for easements, design. Flood would like to present that to the community first.

Q: Is a lawyer pursuing part of the process? Not yet.

Scea – on big projects, the project has been broken into phases. RIIA will have a special meeting, to present a budget and the scope of that phase. Everyone votes on it. Board will bring facts and a budget to see if community is still in favor.

Q: What % of the owners have to approve? If it's money, on the big projects, it's a by-law change because there's an increase in dues and it requires 2/3 majority.

Q: The CC&Rs state a special assessment must be approved? Carolyn Tucker, HOACS Island Manager stated Washington law changed and any budget or special assessment, must be rejected by 51% of the owners or it's approved. But should have our attorney verify that the provision applies to RIIA and trumps our docs.

- Snow Team – Bonnie Rees is chairing. Ast the last snow/ice storm everyone wanted to know what the Island was going to do about the roads. The Board formed a committee to come up with a policy.
  - First: It's everyone's individual responsibility to be able to get themselves off the Island if they need to.
  - The snow team has a place by the water tower where they can store sand.
  - TBD, spreader and plow, depending on cost
  - Policy will say what the Island is going to do and what each resident is responsible for. Everyone is a volunteer and aren't going to get up in the middle of the night and address the weather conditions.
  
- Raft Island Watchers – beta group testing a 'neighborhood watch' app. Glen Stewart is heading this up. Glen's son is writing software for an app specific to Raft Island's needs. It will be only for people on the Island.
  
- By-Law change for roads – the bridge has public access, because the Island used public money to build it. When the Island went to finance the roads, everyone voted to change the by-law in advance, but the Island did not get a USDA loan for the roads. USDA has to approve of any change to the by-laws. First, the Island will vote on it, then RIIA will ask the USDA for approval.
  - There was disagreement among the attendees on whether the by-law change is or is not related to the gate.
  
- Road and Bridge chair positions  
 Ted Smith – Bridge chair  
 Matt Nixon – Roads chair
  
- Emergency preparedness – Betsy Grava and Kim Heatherly stepped up to help Kari Figueroa.
 

Q: Are there contingency plans for things like earthquakes? No

  - Fox Island has excellent contingency plans and they will help us.
  - Corless Lester said Ross Buffington did an Emergency Plan for his Senior Project. It was generally agreed that a copy of that would be a good starting point.

- Annual meeting minutes for 2022 approved

There was a discussion on whether the RCW concerning 51% rejection or budget and special assessments pass. (Carolyn Tucker)

Q: On the budget: Looking at the documents that were sent out - are we really that short? Scea wanted to make people aware that our savings has gone down substantially due to slide at south beach, flooding Larkin's property and road ditching.

Q: Is there anything that would restore our savings? Not unless there is a dues increase.

Q: Regarding the reserves: The reserve study recommended that the Island have \$66,000, but what we have is \$5,600? The reserve study is on the website. It contains estimates are wildly off; and includes things like chip sealing the roads, which the road contractor said we shouldn't do. A lot of these laws came into effect for condos, and a lot of it doesn't apply to Raft Island.

- IV. Approval of 2022 Annual Meeting Minutes – these minutes are posted on the website: [www.raftisland.org](http://www.raftisland.org) Approved
- V. Treasurer's Report - Anne Scea, Treasurer: We are pretty much on budget.
  - a. Legal expenses are billed back to the home owner
  - b. We went over on roads with ditching last year
  - c. We've gone through the Security budget for the year, so won't have patrols until July
  - d. Discussion of 2023/2024 budget – proposed budget was based on current costs.
    - i. Road maintenance went from \$51,000 to \$20,000 but most of the road work has been done
    - ii. security up from \$4,000 to \$6000.

VI. Introduction of 2022 Board Candidates:

- President - Hurley
- Vice President – Charlotte Crain, Susie Roberts

- Secretary – Chor Li, Katherine Walsh
- Treasurer – Anne Scea
- Trustees are needed to 2 full three year positions which will expire in 2025
  - Candidates are:
    - Carrie Fort
    - Ted Smith
    - Cliff Quisenberry
    - Mike Neil
    -

Gate Keys - \$20 for replacement keys. Tucker will send out an email when new keys are available.

VII. Ballots are to be mailed in or collected at All Saints Camp on May 17<sup>th</sup> – results will be posted on the website later in the week

#### VIII. Committee Reports:

- Parks & Recreation –
  - Boat launch - Reminder: The boat launch is for the purpose of launching and retrieving boats. Please keep it clear for boaters. Do not tie your boat to the float and leave it.
  - Enjoy your picnic, swim, and supervise your children in the safety of the adjacent park area.
- Roads –damage by contractors –. Board will take control of quality repairs and get an assessment and get a contractor to come out. Repairs will be billed the home owner.
- Security- Matt Hurley – there was a discussion about the ability to tow people parked at South Beach. Hurley says because the bridge and roads are public the deputies can't enforce it. There was disagreement by many others. The parking lot is private property and cars can be towed.
- Investment – Mike Hirko:
  - \$494,900 in the Bridge Replacement Fund
  - \$296,600 in the USDA reserve (\$47,000 above what is required)
  - BRF – 11% return
  - General Fund – \$191,400 roi 6.8%

- A question regarding Carolyn Tucker's phone extentention. Rather than have to wade through the entire phone tree, will she just give us her extension? HOACS is getting a new system. She'll send an email with new contact info. Gene Barkin will put it on the website.

Reminder that Ballot results will be posted on the website later this week.

RJ West  
Secretary