

RIIA BOARD MEETING MINUTES

JANUARY 15, 2024 7:00

All Saints Camp, Raft Island

7:00 Meeting was called to order by Matt Hurley

Board Members Present: Hurley (182), Crain (8), Walsh (111) zoom, Flood (95) zoom, Weiss (232), Smith (160) zoom, Neil (2), Scea (192) zoom, Figueira (274), Phillips (205).

Board Members Absent: None

Members Present: Hirko (113), Cushing (244), Leas (80), Quisenberry(119), Nixon (21) zoom, Roberts (206) zoom, Walsh (111), Marin/Rubalcava (58), Swenson (221A), Larsson (62) zoom.

Request to Add Agenda Items:

Member's Request to Address Board:

- None

Approval of minutes:

- Approval of November minutes: November minutes conditionally approved (unanimous) pending added clarification of the South Beach Sea wall project status from Tom Phillips.
- Revised minutes have been submitted for website posting.
- Treasurer's Report: Anne has not yet received reconciled account data from the HOA manager (holiday impacts). Otherwise, nothing significant to report.

Old Business:

- Jaime Marin provided a summary of the Tennis Court committee's recommendation and called for any questions.
- Hurley mentioned he was able to obtain additional bids. Marin noted the newest bids did not substantially lower the cost compared to previous bids. Marin asked the board if they knew of any of the contractors, their work quality (etc.) on the most recent bids but received no response. Hurley discussed using Raft Island residents to remove the court and other tasks. Larsson suggested we limit Raft Island residents (volunteers) to everyday tasks versus tasks that an insured contractor is better equipped to perform.
- Marin discussed a separate bid for the demo of the fence, poles and asphalt for \$4400 to \$4900. Crain asked about a timeline and further funding to cover the work. Marin reiterated the timeline within the Tennis Court Committee recommendation - January we should have the demo completed. April timeframe to begin leveling the court surface and June/July to begin asphalt. Crain and the board discussed funding for the "additional" costs. Leas asked whether the residents need to be notified of the "additional" costs. The Board voted to move on approving \$33,000 from the special assessment and covering the additional costs, up to \$27,000 to fully fund the project for a total of \$60,000. Lots of process discussion followed.

- Board vote – Crain moved, Neil seconded, all except Ted Smith voted in favor. It was discussed that some sort of notification would go out to the residents. This (document) could potentially serve that purpose.

New Business:

- Crain discussed Glenn Stewart's request for board approval to have HOA send all island residents an e-mail regarding the Raft Island Unified Community security application. Hurley mentioned his discussion with the HOA manager who suggested it would be inappropriate for the board to endorse such a product. The board agreed not to sanction the App.

Committee Reports

- Roads – Matt Nixon reported that ditch and culvert clearing were ongoing, and both sand and salt are available in the vicinity of the water tower. The committee is working to document island drainage infrastructure with the intent to make that information publicly available.
 - Roberts inquired whether island easements are documented and if so, whether that information could be posted to the island website. (Many people don't realize they exist). Cushing said that is part of the record and can be found on the plat maps – the issue is who would be responsible for maintaining the easements themselves.
 - Quisenberry mentioned a drainage issue on Alder St and will contact Nixon to determine whether island property might be utilized to correct the problem.
- Gate Committee – Flood briefed that the (third) draft letter to the USDA should be ready for board approval shortly. He indicated that the underlying argument the committee intends to adopt is to request an exception versus demanding that the USDA change their initial ruling. Assuming RIIA is granted an exception the committee would then seek to continue a feasibility study for the gate with the requisite caveats. They will likely hold another committee meeting toward the end of January.
- Bridge – Smith reports the installed bridge piling jackets are above design thickness. That said, they are experiencing corrosion. He is investigating the possibility of being proactive with respect to preventative maintenance and looking for bids to paint the piling jackets. Crane inquired about the contractor's maintenance recommendation, which is to conduct an inspection every five years. Smith is looking at a cost / benefit examination of our options.
- Security – Hurley briefed that we are awaiting completion of the permitting process which WA state requires for the small solar panel that would power the FLOCK camera. He indicated that Pierce County has not yet elected to implement the FLOCK system, but that the manufacturer would put an MOU in place to ensure our system is supported, regardless.
- Investment –
 - General Fund - \$208,345
 - Bridge Fund - \$570,438
 - USDA Reserve - \$348,174
 - The Committee recommended a new investment allocation which was approved by the Board.
- Parks and Recreation – Neil reported there are several kayaks at South Beach which are not correctly stowed on the rack. He will send pictures to the HOA manager who can send an island wide notice with a deadline for action, after which any unclaimed kayaks will be removed.

- A volunteer group is scheduled to conduct tree, brush and shrub cutting this weekend.

Meeting adjourned at 8:50

Respectfully submitted,

Katherine Walsh

Secretary