

RIIA BOARD MEETING MINUTES

MARCH 18, 2024 7:00PM

Saints Camp, Raft Island

Meeting called to order at 7:02 by Hurley

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

Board Members Absent: None

Members Present: Sara, Tom and Mayo Larkin (9, 11), Daelman (234), Walsh (111), Jeff & Margarita Leas (80), Marin/Rubalcava (58), Barkin (18 zoom), Janet & Joe Downey (19), Susie & Jim Roberts (206), McCoy (239), Larsson (62), Nixon (21), West (70), Cushing (244), Zehner (198), Wiseman (1), Alfred (30 & 34), Gatto/Perkins (176), Lantz (151), Grava (104), Li (233 zoom), McMonigle (20), Benson (85), Galligan (118), Madeira (49), Davis (236), Stewart (123), Quisenberry (119), Taylor (128), Morris (124 zoom), Hurley (14), Kealy (7), Shoemaker (142 zoom).

- Approval of February Minutes: Tabled pending Board leadership resolution. Hurley and Madeira objected to statements in the February minutes regarding Board processes and procedures. Hurley and Crain reported to have discussed same and will provide alternate language.

Treasurer's Report –

- Scea briefed the recent budget committee meeting. The Committee recognizes that the island has a variety of infrastructure assets all of which require periodic maintenance. In addition, we have a number of projects / upgrades ongoing. Several line items in the budget were increased due to rising costs. Scea recommended we increase the legal fees to \$9000.00 to account for any normal legal fees as well as to cover the cost of a complete review of the by-laws. RIIA has not raised the monthly assessment since 2014. The Budget Committee recommends raising the monthly assessment by \$35 – to \$200/month. This will be an issue for the annual meeting.
 - ->Scea moved to approve the proposed budget. Crain seconded. Approved unanimously.
 - ->Vote for approval of required audit engagement. Scea moved, Crain seconded: Approved unanimously.
 - ->Scea moved to engage the attorney for a complete legal review of RIIA by-laws. Crain seconded: Approved unanimously.

Member's Request to Address Board:

- Larsson addressed the board concerning the upcoming election.

- ->Scea moved that Larsson be selected as Chair of the Nominating Committee, Smith seconded: Approved unanimously.
- ->Walsh moved to approve a flyer containing Board roles and responsibilities to be distributed to encourage electoral participation. Scea seconded: Approved unanimously.
- ->Walsh moved to include information in the ballot package detailing each Candidate's qualifications or personal statement to be distributed via Facebook and the HOA mailing list. Scea seconded: Approved unanimously.
- Larsson volunteered to Chair an ad hoc RIIA Construction Contract Policy Committee and committed to draft a Committee Charter for Board approval by the next meeting.
 - ->Scea moved, Smith seconded: Approved unanimously.
- Leas addressed the board concerning Island communications and a potential addition to By-Laws regarding feeding of wildlife. He made the point that RIIA business be disseminated to all members, not simply posted to Facebook. Both venues should be utilized.
 - ->Neil moved to include a proposed change to RIIA by-laws addressing feeding of wild animals for consideration and voting at the annual meeting. Walsh seconded: Approved unanimously.
- Sara Larkin and family addressed the Board regarding the recent flooding at number 9. The drainage issue was brought to the Board's attention approximately two years ago. Drainage improvements along Raft Island Drive adjacent to number 9 were made at that time and the Larkins stated that they received assurances that there would be a complete solution forthcoming. Since then, the Larkins maintain that they have received very little feedback on the issue.
- Storm water drainage is and has been an issue island-wide and improvements continue to be evaluated. Much discussion ensued regarding the history and background of this situation. The Larkin family has set a 30-day deadline for the parties to find a means to address the problem.
 - ->Crain moved that the Board (unified: Board and Larkin) commit to finding a unified formal resolution. Board members will work with the Larkins to solicit multiple licensed contractor bids to address the issue no later than 30 days from the March 18 meeting. Scea seconded: Approved unanimously. Flood, Davis and Nixon will lead the RIIA efforts.

Request to Add Agenda Items:

- Matt Nixon provided an update to the tennis court committee proposal. He met recently with both primary asphalt contractors to ensure an understanding of the requirements. The current methodology will require \$65,000 in total.
 - -> Neil moved to approve the project go ahead, up to a limit of \$65,000. Weiss seconded: Approved 6-4. Crain abstained; Walsh, Smith and Phillips opposed.
 - ->Neil then moved to take down the dying cedar tree at the southwest corner of the tennis court, prior to the start of court construction, at no cost to RIIA. Crain seconded: Approved unanimously.

Committee Reports

- Roads – Nixon continues working with asphalt companies to develop a plan to address damage to island roadways. The undermining occurring in the vicinity of #222 will cost about \$1,300 to repair. The damage on Raft Island Drive (SE) will cost \$44,000 to repair. The drainage damage on the south side of the island will cost \$5,500 to repair. It has been determined that asphalt seal coating is unnecessary. CATCHALL will visit next week to quote the cost of clearing the culverts and drains.
- Gate Committee – The Committee has finished a draft of the letter to USDA for review and approval by the Board. Board hopes to review the letter prior to the next meeting.
- Security – Hurley indicated the FLOCK installation could well be scheduled in the next month. Some dogs have been observed roaming the island – be sure to keep your dog under control.
- Parks and Recreation – Lynn Morris asked that the membership be reminded that parking at the tennis court is very limited. Once this facility is improved – the area is likely to experience an increase in usage. Players should plan to walk to the courts whenever possible.
- Bridge – Ted Smith is looking for volunteers to help with rail coating and deck cleaning. A budget line item was added to cover the cost of an engineer's visit to assess corrosion loss and help quantify the need for proactive coating of the bridge piling jackets as needed. Katherine Walsh and Margarita Leas cleaned the expansion joints on Saturday, March 17th.
- PLEASE OBSERVE THE POSTED ISLAND SPEED LIMIT OF 15 MPH!

Meeting adjourned at 9:37

Respectfully submitted,

Katherine Walsh, Secretary