

RIIA BOARD MEETING MINUTES

March 19, 2012

All Saints Center on Raft Island

Board Attending: Rich Swenson, President, Charlotte Crain, VP, Anne Scea, Treasurer, Sarah Brown, Secretary, Trustees: RJ West, Dawn Stanton, Judd Morris, John Rosendahl, Dave Paly and Trish Burnett.

Members Attending: Jim and Joyce McReynolds, Mike Hirko, Tom Straub, Doug Van Doren, Gary Goodman, Gene Barkin, Jim Cushing, John and Tina Shoemaker, Mark Metsker, Sandi Robinson, Mark and Kati Eckenrode. (There were other attendees who didn't write their names on the sign-in sheet.)

The meeting was called to order by President, Rich Swenson. All Board members introduced themselves.

Approval of February 27, 2012 Minutes: The minutes, which had been previously emailed to Board members, were approved as corrected.

Member's Request to Address Board: Shawn Taylor, Island member, said he would like to see Board meeting minutes posted earlier on the website for those who are unable to attend the meetings. There was discussion of this request and it was brought out that we don't want to post minutes that are not approved. Judd Morris suggested that the Board approve minutes by email. A motion was made and approved that the minutes be emailed to the board no later than 7-14 days after each meeting. The Board will approve in a few days and the minutes can then be posted.

Request to Add Agenda Items:

- It was requested that "Reserve Studies" be added to the agenda.
- It was recommended by the President that the Bridge discussion be brought forward to the first part of the meeting as a courtesy to the many members who were attending for that discussion. Other Board business will be addressed after the Bridge discussion.
- While everyone was there, it was decided to make the selection of a Budget Committee Chair and an Emergency Committee Chair. Dawn Stanton explained the duties of the Emergency Committee Chair and Mark Metzger, #80, agreed to serve. Mark and Katie Eckenrode, #140, agreed to serve as Budget Committee Chairs. The budget for next fiscal year must be approved by the Board 45 days before the annual meeting. Anne Scea, Treasurer, will assist by providing pertinent numbers and past information.

Bridge: Rich Swenson, President, summarized what has occurred up to now, from last May's annual-meeting decision to fund Phase I of the Bridge replacement to selection of Project Manager, Geoffrey Baillie, to the most recent proposals for remediation of the bridge. Dave Paly added that the original recommendation to rebuild was based on two

engineering firm's studies showing that continued maintenance was not viable. We have not ignored the remediation plan, he said, but we received a formal proposal, with two construction firms bidding, in February of this year, well after the Island vote to replace the bridge. Rich distributed a document he prepared with input from Mike Hirko and Jim McReynolds, based on certain assumptions about future inflation, which shows a comparison of annual costs per parcel for building a new bridge now vs. annual costs per parcel for maintaining the current bridge and building a new one in 2032 (copy attached).

There was a long discussion about the remediation proposal and the future of the bridge in general and the following points were made:

- There is a vocal minority who has done a great deal of work on whether this remediation is a viable alternative. New estimate of 1.6M was reported.
- Remediation is different from maintenance - it is a major up front repair; maintenance is spread out over many years.
- Money to fund a detailed preliminary remediation study and to have our PM evaluate the results of that study vs. rebuilding the bridge must come from the General Fund, not the Bridge Replacement fund.
- We have already exceeded the budget for bridge maintenance for this fiscal year; these studies will add to that deficit.
- The remediation study should not be a problem for American West Bank (our lender), according to Jim McReynolds, Bridge Finance Chair.
- Any problem we have with bad debt – those who don't pay their dues – would occur either way we go.
- Treasure Island's similar bridge replacement is proceeding on schedule and under budget
- A motion was made by RJ West that we have our Project Manager, Geoff Baillie, scope and evaluate a study by Waugh of Wilson Survey and Engineering, and give us a report. Funds to pay for Baillie's evaluation are to come from the General Fund. The motion was seconded and carried.

Treasurer's Report: Treasurer, Anne Scea, submitted four treasurer's reports by email (reports attached) to Board members on March 14, 2012. Anne said that some moneys and legal fees may have been entered into an incorrect category in the report and should be moved to the Phase I Bridge section. She will discuss these allocations with the Island Manager. The submitted Treasurer's report was accepted.

Managers Report: Island Manager was not present but she emailed her February Report to Board members on 3/12/12. (Copy attached.)

- Discussion was held of past due amounts that were reported.
- Regarding our fees for filing liens: Judd Morris moved that we change our collection policy so that we charge \$190 for lien processing by our Island Manager instead of the \$500 we have been charging when we relied on attorney processing. The motion was seconded and passed.

Old Business:

- Dave Paly brought up the question of long-time non-payers of annual dues. He suggested we pursue these individuals legally and get judgments against them. In some cases the properties are not in foreclosure. Rich Swenson will discuss this problem with Juanita, our Island Manager.
- **Newsletter:** Rich said the Board needs to draft an article for the upcoming Newsletter about what was discussed tonight. Dawn Stanton will initiate the wording and circulate to Board members for comment. The article won't be the complete package, but instead will be a summary of what is going on. Although a letter of commitment is expected soon from the bank, it was decided not to hold up the newsletter in case the letter is delayed or requires more clarification.
- **All Saints annual dues:** Regarding the history that we have charged All Saints for five lots in the past instead of the six that are recorded and we have charged 2/3 of the dues overall, we need to come to an agreement whether or not to continue this practice. This issue was tabled until the April meeting. There was a suggestion that we should invite a representative of All Saints to that meeting, but there was no agreement on that suggestion.

Committee Reports:

Parks and Recreation: No Report. We are looking for a replacement chairperson.

Roads: No report.

Security: No report. We will remind chairs of the committees to let us know if they will not be present at meetings.

Bridge Legal Committee Report: RJ West, committee chair, said she was still contesting the last Barker-Martin bill and was not contesting the new Oles Morrison bill that had been received recently.

Bridge Engineering and Design Committee Report: The Waugh proposal and evaluation, discussed earlier, will be added to Baillie's contract. Wording for the contract supplement has been drafted. It was suggested we won't need attorney review of the addendum as long as the committee approves.

New Business: There was a brief discussion of the need for a Reserve Study to comply with RCW 64.34. We currently have no funds in the budget for that project. We decided to push the Reserve Study off to next fiscal year when we can put funds in the budget for that purpose. We will discuss with Juanita, the Island Manager.

There being no further business, the meeting was adjourned at 9:25 PM.

Respectfully submitted,
Sarah Brown, Secretary