

RIIA BOARD MEETING
June 15, 2009

Board Attending: Greg & Anne Scea, Ted Smith, Trish Burnett. Trustees: Rich Swenson, Charlotte Crain, Sarah Brown, Jud Morris, & Isl. Mgr. Cathy Driscoll. Absent: Ann Webb & Gabrielle Gibbert.

Members Attending: Jesse Stamper, Jeff Davis, Margie Hinton, Dawn Stanton, Kristina Thompson, John Shui, Ron & Ruth Martin, John Shoemaker, Holly Blash-Wood, Tom Straub, Sherry Weitzel, Robert McCoy, & lot 200.

The meeting was opened at the All Saints Center & Board introductions made.

Members Request to Address Board:

Will member's email addresses be used? They are often requested but for what reason?

To date we are not setup to send mass emails.

Are we brush cutting? That is planned for this month.

There continues to be a problem with underage youths driving motorized bikes. What can be done? Greg explained the Island follows the County RCW's & although the past six months may have seen more infractions, the Board has no more power than the individual to stop them. He suggested the member approach his neighbors & go together to solve the problem. Is it a liability for the Island? It is very possible a Sheriff will not respond quickly enough. Jeff Davis mentioned that he knows the boys involved & will talk to them.

A thank-you was given for the quick response in adjusting the sample speed bump that caused some members car damage.

Project Report: Mike was invited to give an overview of the bridge project. He recapped the information that had been researched the past two years & indicated his intention to get a preliminary Board vote. Highlights included:

- It is the engineer's "best guess" that we will need a bridge deck in 2030, so the current bridge replacement amounts are less after that time for continued maintenance.
- The chart for the Continued Maintenance Option was redone & extended to 2055 with an increase of 8.04% after 2009.
- Treasure Island stopped maintenance so their insurance dropped them & the engineer has downgraded traffic/weight use
- Building a new bridge ourselves would require total management
- Building a bridge to County standards would require land acquisition
- Options C & D would require upfront money from the Island. Mike did question how RIIA would pay such a significant payment if some members did not pay on time. If we defaulted on the loan, would homes incur liens? It was asked whether Mike had spoken with a bond underwriter, & was suggested that we may fall under similar guidelines as churches.
- If we pursue a RID with the County, as done for the Anderson Is. ferry, we would: 1) Need an application & legal contract 2) Initial costs would be: a) Additional acreage & linear frontage along our access road (Rep. Kilmer's staff would not recommend an exemption to this requirement), b) Studies by the County for their protection: Feasibility at \$10K & a Special Benefit Analysis of \$25-50K which would evaluate the increased value a bridge may have on each Island lot, c) Purchase of land along the access road would be done after the County studies, d) Current homes along the access road would probably have little benefit from our new bridge, but would likely be included in the

County's assessments to recoup the costs of a new bridge, e) County bonds would be a fallback to the Trust funding option.

A member asked whether the Island membership should make the decision at this point.

Jud also asked where we would get the money & felt we should involve the membership regarding the burden they will be willing to accept.

Dawn Stanton offered that she has contacts with the County for possible maintenance & leveraging funds, e.g., FEMA.

Is it possible to incorporate & share building options? We do not qualify to incorporate.

Jesse asked if there were insurance ramifications to each option. Insurance will probably increase along with the value.

Dawn Stanton commented that building a bridge would take about five to seven years. Home sales could possibly freeze during that time.

Rich suggested we have an informational meeting for members.

Board members expressed their individual opinions regarding their preferred option to date: 5 support Option E (County RID), with 1 at least through the County feasibility study; and 3 are in favor of Option B (continued maintenance), with 1 able to "live with" having the County feasibility study done.

Approval of the April minutes was done as corrected.

Old Business:

Security: Sheriff recommends "No Trespassing" & "No Jumping" at both ends of the bridge so arrests can be made. Signs are currently being made. We also will need an authorizing letter with the Sheriff. Jesse Stamper has a list of specific dates, & is currently scheduling an Officer on Fri. & Sat. from 7:00-10:00pm. He has been pursuing with the Sheriff Dept. whether they will have the authority to tow vehicles, but a ruling may take up to six months. In the past towing vehicles was one of the most effective deterrents. There was considerable discussion about past & present security efforts, & it was generally agreed that too much time had elapsed with little being done & action was needed. One member reminded us to use the wisdom of the past that was effective for little cost, such as towing, membership patrols, Sheriff's presence at both No. & So. Beaches, etc.

New Business: Cathy reminded us that the incoming Board should plan to send a Newsletter to the membership. It has been more than a year since our last one.

Manager's Report: Liens have been filed on all but two non-paying members; the two remaining are in progress. Our attorney would like to speak to the Board to advise us of our legal options. It was moved & passed to spend up to \$750 for the attorney to attend a meeting to be determined by the new Board. Jud suggested house numbers be included with names of members in arrears.

Treasurer's Report: Nothing significant to report.

Committee Reports:

Bridge: Ted gave information on the current status. 1) the bridge is beyond recommended levels of chloride in the concrete, 2) pile caps are deteriorating, & we will need to replace the deck, 3) piles can be replaced. The west side of the bridge is the worst end.

Roads: Rich gave some history about speed bumps on the Island. For many years residents have complained about the severity of the impact from our current bumps, & it was approved in this budget to improve them. Rich's initial bid was for a standard "bump". However, after some research he suggested a "hump" like those at the Narrows Park which is easier to navigate, requires fewer of them, & probably more effective than the standard. As a result, he got a new bid of both types that was provided to the Board. Considerable discussion was had regarding pros & cons of both. Rich had a sample "bump" done last month & because the contractor had to come twice for the sample, he is not comfortable pursuing the "hump" at this point. In addition the "hump" is about twice the cost. Trish suggested a combination of both or just doing the perimeter with humps since there would be fewer needed. Charlotte encouraged doing all humps because they would be more effective & believes it is important to be consistent & support the most effective method although more costly. Either option would exceed the original estimate to do the entire Island. There is \$17K available in the road fund; however, Rich's estimate for the budget preparation more than a year ago was around \$8500 for this improvement. Anne explained that because the \$17K had been earmarked for roads in the budget, this amount could be used accordingly. A member expressed considerable frustration with the idea of doing only a portion of the Island & given that dollars were sufficient to do them all, encouraged the Board to do so. In the interest of time it was agreed that the Board would communicate further by email regarding the course of action. The work & payment must be completed by June 30th.

As a result of the lengthy discussion about the bridge, security, & roads, Trish suggested a survey to the membership, which has not been done for many years, to discern what our community's priorities & frustrations are.

With no further business (& time), the meeting adjourned after 10pm.

Respectfully Submitted,
Trish Burnett, Secretary