

# The Island Insider

Nov. 2005

P.O. Box 332 Gig Harbor, WA 98335

Raft Island Community Newsletter



## **MESSAGE FROM THE PRESIDENT**

Thank you for electing me as your new President. As I am sure you could tell from the amount of pre-election campaign activity and the heavy voter turnout, the campaign was hotly contested and I truly appreciate those of you who cast your vote for me. You have voted for integrity, hard work, and frugality with your dues dollars and the American Way. The rest of you, stay out of my way.

I have been an island resident for only three years. Therefore, I still get that great feeling that I felt when I first drove across the bridge onto Raft Island every time I come home from work. You know - the 20 pt drop in blood pressure, etc. I keep wondering when it might wear off but I have spoken with some residents who have been here for 20 years who still get that same feeling every time they cross the bridge coming home. May we all still have that feeling in 2025.

Many of us don't take the time to get out and see the island. We only see that part of the island between the bridge and our homes. If you are feeling a need for a pick me up, get in your car and drive the entire island – including all of the

streets on the inner part of the island. You will find many changes, many unchanged things, many great homes and much beautiful flora. Raft Island is really a great place to live and I will do my best to keep it that way – which brings me to the more practical side of this letter.

1. **Old papers and old volunteers needed.** At the last board meeting, it was pointed out that people who have served on the board during the 90's, when many changes occurred on Raft Island and in the management of RIIA, may have papers and history that RIIA should have. If you fit this description, please call or email me.

2. **Investment Committee.** Due to the amendment of the bylaws, we need some folks with a background in investment or finance to serve on the Investment Committee. This Committee will only meet 2-3 times per year but will make recommendations to the Board as to how to invest the RIIA funds that have accrued over the years. We now have nearly \$500,000 so this is an important task. If you would be willing to help out, please call or email me.

3. **Insurance.** RIIA is currently budgeted to pay out more than \$30,000 in insurance premiums next year. The task of insuring the bridge is getting more and more difficult and complex. We would like an island resident

with some expertise in insurance to serve as a consultant to the Board in this area. This will lessen the burden on the Board and help make sure that your dues are spent wisely. If you can help, please call or email me.

4. **Dogs.** I like dogs. I have a dog. I actually like the dogs that roam the island because I haven't run into one yet that I didn't like (or perhaps it is better said that didn't like me). However, under the bylaws and the Pierce County Code, dogs aren't supposed to be allowed to roam free. I have heard of some run-ins between dogs and people. Worse, I have lately seen quite a number of run-ins between dogs and garbage cans. Ultimately, the dogs will always lose these battles. Please try to keep your dog near your home. On Sunday nights and Monday mornings, when the garbage cans are put out for collection, PLEASE keep your dogs at home so homeowners don't have to pick up garbage strewn all over the street. (Yes, I know that raccoons are responsible for at least part of these crimes but some dogs are guilty as well.)

5. **Cars, Boats, Trailers, etc – not to be parked on the street.** As winter draws near, some of our cars and summer toys that aren't being used seem to wind up parked on the street. Our covenants forbid the long term use of the streets for this purpose. Remember

that the term “streets” includes the shoulders. Look at it this way - the streets are owned by RIIA. Think of RIIA as your neighbor. If you wouldn't park your car or whatever on your neighbor's property, don't park it on the street. If you have a car, trailer, boat or other object parked on the street, please move it onto your own property.

**6. Payment of dues and liens for those of you who don't.**

The vast majority of people on the island will have paid their dues or made arrangements to pay their dues by the time this newsletter goes out. For those of you who don't, the Board has no choice but to have a lien put on your home. This costs about \$150. Guess who has to pay for the cost of placing the lien in order to get the lien removed? The delinquent homeowner. You will only receive one warning letter from the Island manager that you are delinquent and that a lien will be placed on your home if your dues aren't paid. So, please, save yourself \$150 and pay your dues on time.

**7. Cats.** I don't like cats. Probably because a feral cat took a big chunk out of one of my fingers when I was four or five years old. I also once tried to pet a rattlesnake but my Dad smashed it with a shovel before I got my hand close enough to get bit. (By that simple act, my Dad taught me not to like rattlesnakes either.) I also got bit by a really nice horse who didn't like me trying to take back the carrot that I gave it so I am wary of horses too. As I think back on my childhood, I am really lucky to be here.

Anyway, even though I don't like cats, so far as I know, there is nothing in the bylaws or covenants which require that cats be kept on a leash. I also haven't seen any cats tip over any garbage cans lately. So, even though cats bite and scratch people and are tough to herd, they get to run free while dogs don't. There is probably something unconstitutional about this but until the Supreme Court says so, we will just need to live with this injustice.

Have a great holiday season and I look forward to hearing from people who can help us in the areas referenced above.

Island President - John Rosendahl  
[rosendja@harboret.com](mailto:rosendja@harboret.com)

**Raft Island Website**

- How many acres on Raft Island?
- Read about the 1920 Raft Island Haunted House.
- See the 1959 Newspaper headlines “Enjoy Year ‘Round Vacation Living...”Raft Island” just 10 minutes from the Narrows Bridge (complete with model in bathing suit!)

Have you bookmarked [www.raftisland.org](http://www.raftisland.org) on your favorites list yet? You can find all the above and much more on new the Raft Island Website.

**Look at the resources you have for your community.**

**CALENDAR:** Check for RIIA meetings dates.

**NEWS:** Use this section to read the RIIA newsletter or keep up to date on the latest happenings on the island.

Use this section to download your newsletter instead of having it mailed, and save postage from our island funds. With this section we can also keep you up to date on the latest happenings on the island.

**MESSAGE BOARD:**

The most powerful tool on the site. This is your communication link to your neighbors. Need a babysitter, lost a pet, want to get an opinion, need help.... this is the place to get dialog going in our community and turn to one another. Post garage sales, an open house, or other public events. Try it out!!!

**BY LAWS & CC&Rs:** Know the laws and rules that govern your community.

**HISTORY:** See for yourself the exciting past of Raft Island, written in a book you can download. This was a senior project researched and created by Andy Buffington in 1998.

**PHOTOS:** Magnificent photos of your unique home. I put one of them as my screen saver I was so impressed.

I am excited to see this beautiful representation of our community and feel it is a way we can connect with one another. Let's add to the calendar, news, history and photos. We would also welcome your suggestions to improve the site as well. We are proud of our community and I would like to see us do

more things together as a community. If we can't bring you all together physically in one place, lets get you together on the Internet!

Berry Perry  
Vice-President

**COMMITTEE  
UPDATES**

**Bridge Replacement Fund**

At the end of last quarter (September 30, 2005), the market value of the investments in this RIIA fund was \$512,654 or 85.2% of the planned June 30, 2006 target amount of \$601,547. The allocation percentage goals approved by the Board of Trustees remain 35% Bonds, 28% Large Capitalization Stocks, 17% Medium and Small Capitalization Stocks, 15% International Stocks, and 5% to Money Market. All funds are held by the Vanguard Group. The Investment Committee meets quarterly and provides recommendations to the Board of Trustees. The next special assessment for the fund will be \$282 and due July 1, 2006.

Mike Hirko, Bridge  
Replacement Investment  
Committee

**ISLAND EMERGENCY  
MANAGEMENT**

In 1995, a group of residents prepared the "Raft Island Earthquake Preparedness Guide." Although ten years have passed, it is still a vitally relevant document, as recent

world events have so painfully illustrated.

However, the Guide needs to be updated and a new plan implemented. If you are interested in working on this project, please contact Pete Philley at petephilley@hotmail.com or 265-6513.

**By Law Changes**

**ARTICLE II - Membership and Voting**

**Section 3. ASSESSMENTS:**  
This portion of Section 3 has been changed.

**Old sentence:** All moneys received by R.I.I.A. shall be secured by the Board of Trustees in any prudent investment guaranteed, insured, or backed by the "full faith and credit: of the U.S. Government.

**New sentence:** All moneys received by the R.I.I.A. shall be maintained by the Board of Trustees in any such accounts as any reasonably prudent business might use to manage its money so as to have adequate cash on hand and obtain a reasonable rate of return on moneys not immediately needed to meet Association obligations.

**ARTICLE VI –Standing Committees**

**New Sections:**

**Section 4.** The association or its managing agent shall keep financial and other records sufficiently detailed to enable the association to fully declare

to each owner the true statement of its financial status. All financial and other records of the association, including but not limited to checks, bank records, and invoices, in whatever form they are kept, are the property of the association. Each association managing agent shall turn over all original books and records to the association immediately upon termination of the management relationship with the association, or upon such other demand as is made by the board of directors. An association managing agent is entitled to keep copies of association records. All records which the managing agent has turned over to the association shall be made reasonably available for the examination and copying by the managing agent.

**Section 5.** All records of the association, including the names and addresses of owners and other occupants of the lots, shall be available for examination by all owners, holders of mortgages on the lots, and their respective authorized agents on reasonable advance notice during normal working hours at the offices of the association or its managing agent. The association shall not release the unlisted telephone number of any owner. The association may impose and collect a reasonable charge for copies and any reasonable costs incurred by the association in providing access to records.

**Section 6.** Annually, the association shall prepare, or cause to be prepared, a financial statement of the association. The financial statement shall be audited at

least annually by an independent certified public accountant, but the audit may be waived if sixty-seven percent of the votes cast by owners, in person or by proxy, at a meeting of the association at which a quorum is present, vote each year to waive the audit.

**Section 7.** The funds of the association shall be kept in accounts in the name of the association and shall not be commingled with the funds of any other association, nor with the funds of any manager of the association or any other person responsible for the custody of such funds.

**ANNUAL MEETING - Minutes**

Monday, September 19, 2005 - All Saint's Center  
The meeting was called to order at 7:06 p.m., presided by Vice President Betty Perry.

**Board Attending:** Vice President – Betty Perry; Treasurer – Bruce Difloe; Secretary - Kandi Horton; Trustees Pete Sylvain, Rich Swenson, Joe Sanchez, John Rosendahl, Ted Smith.

**Members Attending:** The meeting was opened with more than a quorum of lots represented. Everyone attending was given packets with agenda, previous annual meeting minutes, June 30 financial statements, 2005-6 Budget, information about the Bridge Replacement fund, and the bylaw change proposals.

**Previous minutes:** The minutes of the September 20,

2005 annual meeting were approved.

**Bylaw Correction:** The bylaw handed out at the meeting contained a change that was not part of the bylaw to be voted upon, concerning where to put Operating Fund excess money. The bylaw mailed to voters was correct; and John noted the correction for those attending.

**State of the Island – Vice President Betty Perry:** Betty welcomed residents, introduced board members, and commented on the need for volunteers and indicated the sign up sheet at the meeting. She also read a message from outgoing president Doug Driscoll.

**Treasurer's Report – Bruce Difloe:**

Financial information was handed out to all attendees. Bruce explained the funds, our dues income, and a few of the differences between last year's budget and actual expenses. He also reviewed the proposed 2005-6 budget, the vote to have a review vs. an audit this year, and the types of insurance we hold.

Q&A: Question about budget for tennis court? Costs of sealing and striping.

**Parks & Rec - Pete Sylvain:** Pete discussed the drainage improvements at South Beach, and the upcoming tennis court work. He explained issues about repairing the boat launch ramp, including the extensive permit process, and only one

company has been willing to bid on this (of many asked).

Q&A: Comment that North Beach need some work on overgrowth.

**Roads Committee – Rich Swenson:**

Rich discussed pothole repairs, culvert and ditch work, brush cutting. He also mentioned we'll be getting speed bumps painted, doing more patching, and work on island ditches.

Q&A: Can we put speed bumps on the bridge approaches? Will investigate.  
Q&A: Sink hole developing on center road. Rich is aware of this.

Q&A: Owner of lot #198 was very pleased with ditch work done on hill below her property.  
Q&A: Appreciation for brush cutting and how much better it looks.

Q&A: When will sweeping be done? Scheduled in November or December.

Q&A: Can deputy give speeding tickets? They can give reckless driving, but regular speeding citations are under review with legal representatives.

Q&A: Comment on deputy hours, and needing late night shifts? We had our best summer every for limited problems. Deputy is scheduled at random times, including some late shifts.

Q&A: Suggestion to install mirror to enable drivers to see cars coming down center road toward bridge.

Q&A: Rich may put a notice on the website when the asphalt contractor is expected, in case residents want work done then too.

**Bridge Maintenance & Replacement Committees – Ted Smith, Mike Hirko**

Ted gave a presentation about several aspects of the Bridge: the 2005 annual inspection and results, with pictures of spalls and cracks, the repair program, this year’s special detail inspection and engineering study, future work, insurance, and bridge replacement funds and long-term options for the bridge. He also asked for volunteers to participate on this committee, and indicated there will be future island meetings concerning the long-term future of the bridge.

Q&A: Concern about watercraft speed under bridge. It was posted this year.

**Ballot Issues:** John Rosendahl and Mike Hirko spoke of the pros and cons of the bylaw proposal to allow operating funds to be invested in conservative but higher return options, and answered resident’s questions. They clarified the difference between the bridge replacement fund investments and the operating fund investments.

**Website:** Bruce reviewed the “raftisland.org” website and the various types of information available and encouraged residents to make use of it.

**Election and Ballot Results:**

The officer and trustee slate on the ballot were all elected:

- President John Rosendahl
- Vice President Betty Perry
- Secretary Kandi Horton
- Treasurer Bruce Difloe
- Trustee Pete Sylvain
- Trustee Jill Uddenberg
- Trustee Doug Driscoll

Both bylaws proposals were approved by the required 2/3 majority. The 2005-6 Budget was approved, and waiving the audit was approved for this year.

The meeting was adjourned at 8:55 pm.  
Kandi Horton  
RIIA Secretary

**A MESSAGE FROM THE MANAGER**



Hello – I would like to welcome all of the new families to Raft Island. I hope all of you will love living here as much as Doug and I do.

**Everyone** is encouraged to go on line to the Raft Island web site and read the CC&Rs and the By-Laws, what you don’t know could hurt you. If you have any concerns or ideas please contact a board member or myself. We are here to help.

**SWEEPING:** Sweeping of the island is going to be done soon and there will be a lot of leaves that will need a new home. If you have a need for some, let me know. We need dump sites here on the island to help with the cost of disposal of the leaves.

Cathy Driscoll  
RIIA General Manager

**MY e-mail address is:**  
[drisco@centurytel.net](mailto:drisco@centurytel.net)



**RAFT ISLAND HOUSE KEEPING**

- \* **Maintain your septic tank on a consistent basis at least every 3-5 years.**
- \* **Please clean up the leaves debris in front of your homes to keep the ditches and culverts clear.**



**Raft Island Officers & Trustees**

- President: John Rosendahl 265-0700
- Vice President: Betty Perry 265-6012
- Secretary: Kandi Horton 265-8363
- Treasurer: Bruce Difloe 265-8363
- Trustees:
  - Pete Sylvain 265-2134
  - Rich Swensen 265-8090
  - Doug Driscoll 265-8489
  - Joe Sanchez 265-3587
  - Jill Uddenberg 265-1545
  - Ted Smith 265-8697
- Manager: Cathy Driscoll 265-8489

