

The Island Insider

Aug 2008

P.O. Box 332 Gig Harbor, WA 98335

Raft Island Community Newsletter



MESSAGE FROM THE PRESIDENT

Hello all!

Briefly, the boat ramp project is nearly complete. The ramp itself is now available for Island use. Tina Witte has been instrumental in seeing this project to fruition, and has easily saved the Island Membership thousands of dollars and a great deal of time. We also owe our gratitude to the folks who helped guard the equipment and supplies during the ramp construction.

Our bridge is aging and eventually we will have to pay for an overhaul or replacement. Heavy vehicles and SPEED wear out the bridge prematurely. Unless you relish the idea of spending a lot of your money very soon, PLEASE OBEY THE BRIDGE SPEED LIMIT. Also, please ask other drivers in your family to do the same.

There has been a resurgence of trespassers on the South Beach creating noise, litter, and destruction. Islanders have noted that they appear to be stealing firewood, and speeding around the Island as well. So, if there are cars either at the beach or at the parking strip near Kopachuk without up to date RIIA stickers, they will be towed. If you see people at the beach that you suspect are trespassers, inform

them politely that they are at risk of being towed and that the beach is YOUR property and they need to find another place to go. We will look into other measures to dissuade trespassers. If you have an idea, please let a Board Member know. I plan to have a brainstorming committee re-evaluate our current strategy.

In order to save the Membership money much of the planning and services on the Island are done by members. The above-mentioned brainstorming committee is an example. If you have an interest in keeping the Island a nice place to live, want to chime in on a topic, and/or have some skill (e.g., tree cutting, digging, carpentry, etc.) give a call to a Board Member and leave your name and number. We won't make you commit to any huge projects. Two examples of how the Membership recently was aided: Gabrielle Gibbert did some research to get the Island a good deal on a basketball backboard/hoop replacement and another member installed it for us. These are little things that become too numerous for the few on the Board to handle alone, so please offer your help.

If you haven't done so lately, check out www.raftisland.org for updates and contact information.

Yours, Greg Scea

Treasurer's Report

We finished off last fiscal year slightly over budget due mostly to federal income tax. Costs to complete the boat ramp this year will be more than budgeted by approximately \$10,000 due mostly to the mandate that we rip out the old ramp and hiring Tina Witte to

get the job done. As of August 14th, Operating assets = \$364,173 and Bridge Replacement Fund assets = \$768,886

Anne Scea - Treasurer

Trustee Message

Thank you to the island members who attended the Annual meeting in May, your vote was needed. There were 45 lots represented out of approximately 223. There are many issues like dues increases, bridge repair and maintenance, security as well as beaches, roads and other island business. We have a new board with several members who have not served before and the board is excited about doing the best they can for all Island members and we greatly want you to exercise your vote, participate when and where you can and offer input. New ideas, alternate suggestions for current issues or new solutions to the old problems are very welcome. Please come to a monthly meeting when you are able and also, by all means, please attend the Annual Meeting. Maintaining our beautiful island is our responsibility and we look forward to seeing more of you at our meetings.

Charlotte Crain

Committee Updates

Bridge Replacement Fund

At the end of last quarter (June 30, 2008), the market value of the investments in this RIIA fund was \$744,707 or 88.3% of the planned June 30, 2008 target amount of \$843,066. The allocation percentage goals approved by the Board of Trustees remain 25% Bonds, 28% Large Capitalization Stocks, 22% Medium and Small

Capitalization Stocks, 20% 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. Next year's special assessment for the fund will be \$355 and due July 1, 2009.

.Mike Hirko

Bridge Update -2008

Bridge inspection is scheduled to start at the end of this month. The engineers will be taking advantage of a low tide to inspect the piling.

The spall repair work is scheduled for September. The engineers will complete their inspection following the repair work.

Ted Smith

Boat Ramp –

We have a new boat ramp and it is OPEN! The island certainly got its money out of the last boat ramp which was over 40 years old.

Thanks to new technology we can expect the new ramp to last well over 100 years. The two-year boat ramp project cost the island approximately \$46,000, and what felt like almost the same amount of hours. If you have not seen the boat ramp yet pop by on your way home one day and take a look. If you happen to notice that the gate is open (and not in use) then please lock it up. Trespassers may not use the park and ramp as respectfully as you do.

That said; please remove any significant objects from the ramp before you use it. Backing over rocks and other hard debris should be avoided if possible. I hope that whether you are boating, wading, or collecting shells, that the new ramp brings more fun to your summer. Please feel free to contact me if you have any questions regarding the boat ramp or if you need any help with waterfront project feasibility. I

have learned that getting the right answers up front on projects such as boat houses, docks, piers and bulkheads can often save a great deal of time, money and worry. Finally, I would like to recognize and thank two companies in particular that were instrumental in my ability to provide an affordable boat ramp. Concrete Concepts of Gig Harbor and Abba Backhoe. Oh, by the way, I will be posting more info on the boat ramp project to the Raft Island website, so stay tuned.

Happy and safe boating,

Tina Witte

tinawitte@msn.com

MESSAGE FROM THE MANAGER

Hello – I hope everyone is having a great summer. 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.

Can't thank everyone enough for their help on the boat ramp. Great job!!!

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.

Just a few reminders - There is no parking on the island roads. We need to have the roads clear for emergency and other vehicles.

I have noticed that there is an increase in dog walkers and beach goers. Please remember that your dog needs to be on a leash when not on your property, i.e. **walking the island or at the beach**, for the safety of all island members. I have listed the by law which explains about Animal Control.

ARTICLE XII – Section 1.

LEASH LAW: Any person owning or responsible for an

unrestrained dog, roaming at large, will be subject to a fine. The Fine Schedule**(see fine schedule) shall be imposed and may be billed to a lot owner's assessment account. Any member of the Raft Island Improvement Association can report a violation to the Island Manager who will handle all incidents with a warning letter or fine.

The Raft Island Improvement Association authorizes the capture, confinement, and/or detention of unrestrained dogs found roaming the island, whether on common areas or on private property. Any such animal may be seized and impounded by the Pierce County Animal Control Office.

SECTION 3. FINE SCHEDULE

1st Offense:

Warning Letter (certified letter/return receipt)

2nd Offense: \$50.00

3rd Offense: \$100.00

Hope to see you at a monthly meeting, the 3rd Monday of every month except December (no meeting) at the All Saints Center.

Member Message

Raft Island is great place to live. Much like most of you I moved to the island for several reasons; its beauty, small community of great people and a place where my kids would enjoy growing up in a safe environment.

I want to make you aware of some serious concerns with some of our island kids disrespecting both people and island property. There have been several incidences where kids (teenagers) have antagonized people at the South Beach dock, making fun of their appearance, and using inappropriate language or names. In another case, teens on jet bikes soaking members (woman and kids) sitting on the dock. When approached, they just laughed and called their parents. In addition

there have been a couple of instances where island kids (teens) were requested by other members not to jump from the South Beach pier due to damaged rails posing a safety issue. One teen stated that he would continue to jump off the pier since it was not illegal and no signs were posted against it. The pier runway railing is need of repair and this is on the repair list of the board. In its current condition there will be a level of safety risk for those who jump from it. The rail was not designed as a dive platform and using it as such damages it. It is a safety liability that all of us will bear when someone gets seriously injured and the entire island membership is sued. To maintain unity and respect for others on the island, it is very important for all of us to take responsibility in changing this behavior, by assuring that our kids understand the importance of respecting other island members and island property. All of us on Raft Island have responsibility for its care and condition.

On another note, I have had the privilege of meeting so many incredible island teens at the beach that show great leadership in regards to respect & responsibility.

Regards, Another Member
RIIA ANNUAL MEETING

May 19, 2008 - Synopsis

Treasurer's Report: The Treasurer was absent. An overview of the proposed Budget & Bylaw changes was given by Anne Scea.

Member Questions:

What are Reserves? Anne Scea explained that the unused dollars remaining in each of our four Funds at the end of the fiscal year are "reserves." **Does the dues increase allow repayment to reserves?** It will be above expenses based on this budget

proposal.

When was the last dues increase? It has been six years; 2002.

Why is the dues income reflected at only \$88K when past years have been higher? Income is a cycle with some overlap. This was an estimate based on the annual dues multiplied by lots billed. New owners & payment timeliness will impact the fluctuation of collections.

Total reserves indicated are \$369K. What are they to-date? This was unknown. At the end of March we were \$4K under budget. The proposed budget puts us \$31K under funded, which will come out of reserves until we start rebuilding. Amount of reserves to maintain is unknown.

John Rosendahl commented that we will need as much reserves as possible to go toward the bridge.

Can owners maintain the front of their own property to reduce grounds maintenance and/or road brush cutting? Some thought a dues reduction might be given; others felt this would have little impact for island maintenance. Members were also reminded that we are a community and should support the maintenance of our community.

Is it possible to have a gated community? This suggestion was considered some years ago with little support.

A member expressed concern about a limb overhanging where Park St. joins Raft Island Dr.

Bridge Report: Ted Smith gave a brief update of the past year in which the Board has been exploring the options to replace, maintain, or if there is probability of County involvement with our bridge. In addition, he explained the need for a dues increase that currently is the equivalent of \$75/80 per lot to meet expenses.

The request for \$150/lot would allow us to replenish our reserves.
Roads Report: Rich Swenson was not in attendance, but emailed the Board to report that pot holes will be filled & the brush cut in mid-June, as well as information about speed bumps if needed. Jim Cushing gave an overview to members. **Parks & Recreation:** Tina asked the members for input about the Island's security. There were mixed views about the dollars spent. Tina mentioned evaluating a security person who could respond to calls immediately, but the requirement for liability insurance of \$1M makes this unlikely. The two biggest issues with South Beach are 1) controlling too many off-islanders, and 2) vandalism. Kristina Thompson volunteered to update the Island's emergency plan.

Election & Ballot Results: Trish Burnett reported the following results:

- All Officers & Trustees were elected: Greg Scea, Pres.; Ted Smith VP, Trish Burnett, Secy.; Anne Scea, Treas.; Ann Webb, Hannah Phelps & Charlotte Crain, Trustees.
- The Budget passed by more than a simple majority with 46 in support.
- The Bylaw change to remove all Fund Allocations needing 2/3 in support passed with 47.
- The Bylaw change to increase voting options needing 2/3 in support passed with 51.
- After considerable recounting, the request for a dues increase requiring 2/3 majority failed with 44 support.

Trish Burnett, Secretary