

# The Island Insider

Nov. 2006

P.O. Box 332 Gig Harbor, WA 98335

Raft Island Community Newsletter



## TREASURY NOTES

I hope that this will be the first of many columns in the RIIA newsletter to keep you up to date on what the Treasurer is doing. First, I'd like to thank Bruce Difloe and Cathy Driscoll for their help in the transition and for answering my many questions.

We have contracted with Ryan Jorgenson & Limoli, P.S. to conduct an audit for the year ending June 30, 2006. The audit began on November 8<sup>th</sup> and the report will be issued no later than January 5<sup>th</sup>. This is the same firm that performed the 2004 audit. Copies are available from me in print or by email ([winsom@centurytel.net](mailto:winsom@centurytel.net)). The 2006 audit will also be available to you in January, 2007.

I've been thinking about our budget process in relation to the fiscal year. At the Annual Meeting in September we are asked to vote, retrospectively, on a budget (since our fiscal year begins on July 1st). That doesn't make much sense to me. I feel that RIIA members should vote on a budget that will go into effect at a future date. One way to approach this would be to have biannual meetings. Another would be to

change the definition of the fiscal year. This is one of the issues that I would like to discuss during the audit. I would love to hear from you on any matters pertaining to this column or to any financial matters pertaining to RIIA.

Melinda L. Fahy  
Treasurer

## COMMITTEE UPDATES

### Bridge Replacement Fund

At the end of last quarter (September 30, 2006), the market value of the investments in this RIIA fund was \$638,733 or 89.3% of the planned June 30, 2007 target amount of \$715,101. The allocation percentage goals approved by the Board of Trustees remains 25% Bonds, 28% Large Capitalization Stocks, 22% Medium and Small Capitalization Stocks, 20% International Stocks, and 5% 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 \$304 and due July 1, 2007.

Mike Hirko, Bridge Replacement Investment Committee

### Roads

No major roadwork is scheduled this year. We plan

on patching potholes sometime in the spring.

Rich Swensen

## BRIDGE



### Raft Island Bridge Update - November 2006

Over the past six months the bridge committee has continued to work with permitting consultants and engineers to refine the bridge maintenance and replacement plans. As part of this work, the bridge right-of-way was surveyed and the annual inspection was completed. The survey was completed to support future design and permitting efforts. In addition, the survey clearly establishes the island's property relative to adjacent property owners. The engineer's inspection confirmed that the recent repairs to the bridge deck were successful, and no additional repairs are immediately required.

As outlined in the most recent newsletter and at the September Annual meeting, insurance for the bridge has become increasingly expensive. The premium increase was tied to the higher coverage necessary to mirror construction cost inflation. The bridge insurance now costs each lot about \$150 per year. We have spent the better part of a year exploring alternate coverage – through a different broker and through different underwriters. In October we

were successful in securing a more favorable policy with a lower deductible.

Going forward the bridge committee will continue work on bridge maintenance and replacement plans. Again we ask all island members to help by observing the post speed and weight limits and driving in the middle of the bridge when there is no opposing traffic. According the engineers, over weight vehicles are the single most damaging force on the bridge. If you are planning construction or remodeling, please make sure that all construction vehicles serving your project meet the posted limits. A weight-limit variance process is also in place for trucks that do not fit the standard configurations on the posted signs. If you have any questions, please ask before your project starts.

**Fixed Income Initiative Work Group**

I am interested in starting a Fixed Income Initiative Work Group. I propose the first meeting take place immediately after the January Board Meeting (please look to bridge sign for date). If the membership is interested, the membership can develop a proposal that would detail which members with fixed (and limited) income could have their assessment/dues reviewed (and possibly capped). Whatever the membership develops will include decision making issues of eligibility, confidentiality, respect, fairness, and needed RIIA resources. I look forward

to all who are interested attending. If you cannot attend, but are interested, please contact me in January so I can bring your ideas to the meeting. My phone number is 265-2570. I look forward to everyone participating and being involved. Whatever proposal is developed will impact all the members.

Thank you. Jud Morris

**UPDATE ON THE BOAT LAUNCH AND OTHER PARK NEWS**

After 2 months of research, consultations, brainstorming and bids we currently have a good idea of what permits would be necessary, how long the permit process would take, how we would construct the boat ramp, who we would hire and how much the total project would cost. Hiring qualified, reasonably priced parties to carry out the work, and coordinating the project ourselves saves us a great deal of money.

Fortunately, because we already have a boat ramp we are at a tremendous advantage. Our total expenditure for the permits and their processing is approximately \$700. PNW Bulkhead would be assisting us with this task, and we expect the process to take less than 6 months. Since marine construction is prohibited between mid March and mid June, it seems likely that we could start construction at some point after mid June.

A local engineer, Terry Nettles, has agreed to provide his

engineering services for \$700. Coincidentally, Mr. Nettles grew up on the island and has first hand knowledge of the historical condition of the boat ramp. Once Mr. Nettles has the construction specifics, we shall be able to more accurately identify the cost of the construction materials. However, we have a very good draft already of what material we would use and how the boat ramp would be built. Based on that information, Concrete Concepts has agreed to build the new boat ramp for at the most \$18,000. Giving us a total project cost of less than \$20,000.

After the next R.I.I.A meeting, the Board will be able to provide you with more information regarding the process for approving and funding the boat ramp project. We have also researched all avenues for simply repairing the current boat ramp. There really is no way to significantly repair the current structure. We could fill some of the more troublesome cracks and holes with compacted gravel but tidal action and winter storms would make the life of this solution marginal at best. This minor and temporary fix would cost around \$500.

As for other Parks and Rec. matters, the position for Chair of Parks and Rec. is currently vacant. Please let the Island Manager know if you are interested in serving this position. Otherwise, I'll continue to serve. Island residents, Tom Straub and Jason Wanner have offered to be a part of the Parks and Rec.

team to ensure we all have a safe and enjoyable time at our parks. Thanks guys! Tom will be taking the nets down at the tennis court this week for winter storage.

If you have any questions or comments regarding the boat ramp or any other parks and rec. matter please feel free to call or email me. Your suggestions and ideas are always welcomed and greatly appreciated.

Tina Witte  
Acting Chair, Parks and Recreation  
Tel: 265-tina, e-mail: tinawitte@msn.com

**MESSAGE FROM THE MANAGER**

Hello – I hope that everyone had 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.

**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 reminder, there is no parking on the island roads. Please park on your own property. We need to have the roads clear for emergency and other vehicles. Thank you.

Have you bookmarked [www.raftisland.org](http://www.raftisland.org) on your favorites list yet?

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**

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