

RIIA BOARD MEETING
November 15, 2010

Board Attending: Charlotte Crain, John Rosendahl. Trustees: Rich Swenson, Dave Paly, Dawn Stanton, Sarah Brown, Mike Neil. Absent: Anne Scea, Trish Burnett, Russ Ranger and Island Manager, Cathy Driscoll.

Members Attending: John & Tina Shoemaker, Bob McCoy, Tom Straub, Jim McReynolds.

The meeting was opened at 7:10 PM at All Saints Center. Those attending introduced themselves.

Approval of October minutes: Because of lack of a quorum at the beginning of the meeting, minutes were not approved.

Request to add agenda items: None

Members request to address Board: No requests from those present. Charlotte briefly reviewed the proposal to address the Island's overhead tree hazard problem from last month's meeting. We will discuss further in the "Roads" segment of the meeting agenda.

Treasurer's report: Treasurer was not present to present report; however, Board members had printouts of Balance Sheet, Budget vs. Actuals and October's financial transactions.

John Rosendahl requested that the spreadsheet of assessments received by month referenced by the Treasurer at the last meeting be made available to the Board. Charlotte will email Anne with that request.

There was a discussion of the Investment Committee's recommendations for investing the withdrawal proceeds of the sale of the Raymond James fund.

- Charlotte summarized the Investment Committee's report which has been previously emailed to Board members. Future need is forecasted to be 3 to 5 years with Vanguard funds chosen for this time frame along with roughly one-third in savings vehicles for current General Fund expenses.
- Dave Paley said the timing of the sale was excellent. The investments made provide a fiduciarily conservative, balanced portfolio appropriate for this timeline. Rich commented that it seems to be a balanced approach.
- Dave discussed the idea of getting a professional manager. This might be a good alternative so as to take the onus off Island members and to be more up to date. This idea will be revisited in the future.
- It was moved by Dawn, seconded by Mike and passed that the Committee's recommendation be approved.

Managers Report: Island Manager was not present. The report of Current Dues Owed and Liens Filed was made available to Board members. Two new liens are reported. It was brought up that legal proceedings proposed against two homeowners require notice to be sent out to the membership. The Island Manager will be requested to discuss this matter with Trish Burnett.

Old Business/Committee Updates:

Bridge Committee:

- **Insurance update:** Charlotte reported on current status. Ted Smith was not present to provide details so this item was tabled for now.
- **FEMA Resolution approval:** Dawn read the resolution from FEMA which will enable us to apply for FEMA Mitigation funds should a future emergency situation arise. The resolution must be approved by the Board – so moved by John, seconded by Charlotte and passed.
- **Hiatt update:** The partial fence erected by Mr. Hiatt along our bridge access road was discussed. John said that instead of tearing down the fence we have to do one of the following:
 1. Implement Quit Claim Deed
 2. Bring an action against Hiatt

It was asked if anyone actually knew Mr. Hiatt. Charlotte will talk to Gabrielle Gibbert to see if she knows him. Rich mentioned that this part of the road is actually not as important to any future bridge development as the lower Olsen/Wald section of the road. It was agreed that some Board members should try to talk to these individuals as well.

- **Bridge financing update:** Dawn Stanton repeated that the USDA loan will not happen. Dawn and Jim McReynolds discussed the situation. Mr. Whittle, who has been working with Dawn on our USDA proposal is still looking out for us. He has had correspondence with lenders but found that these banks are only suggesting loans with market rates of 6-10% which would not be feasible. Dave Paley discussed the benefit of a bank loan in which payments would be billed by the bank. However, he feels we would still be on the hook for those who can't or won't pay. We need to talk to RE Developers who have been involved in securing loans for projects on this scale. We need to pay attention to what Treasure Island is planning to do in their similar situation. Dawn stated that we will have a package to show to banks, developers, etc. This should include a calculation of our assets. Members are urged to send any suggestions or comments about talking to banks to her. Tina Shoemaker asked about selling tax-free bonds.

Roads:

Tree maintenance update: Charlotte reviewed last meeting's presentation again and the proposal. Rich reviewed the two bids we have for doing the work. The bids were discussed. It was MSP to ask for more specific details from the individual who was proposing \$950/day and to put a cap of \$2000 on the project. That individual has had experience as the tree trimmer from Vashon Island.

There will be more discussion on this item by email. The meeting had to end at around 9:30 PM before all business was conducted because of a power failure.

Respectfully submitted,
Sarah Brown, substituting for Trish Burnett, Secretary