

RIIA BOARD MEETING

September 17, 2012

Rich Swenson opened the meeting at 7:00pm with a welcome to members, guests and Board introductions.

Board Attending: Richard Swenson, Charlotte Crain, Anne Scea. Trustees: Trish Burnett, Dawn Stanton, John Rosendahl, David Paly. Absent: Sarah Brown, RJ West, Jud Morris.

Members Attending: Tom Straub, Mike Hirko, Jim McReynolds, Gene Barkin, Robert McCoy, Jim Cushing, Lynne Morris

Guests, Exeltech: Per direction from RIIA's Bridge Project Manager, Geoffrey Baillie, Exeltech was asked to provide preliminary findings on posted bridge loads and the Fire Department's equipment capacity load limits announced at the Special Meeting on September 10. Exeltech included a presentation on their successes with the reconstruction of the bridge for Treasure Island and updates since their 2010 Raft Island design. Mr. Santosh, President, has been involved with Raft Island since 1999. Highlights of the presentation (handout attached) included:

- Practically speaking, **the current load rating for our bridge to accommodate fire service is too low.** The repair to increase the load rating could be around \$400K to replace the cross beams. However, the timber will continue to deteriorate. Right now a fire truck with water could only carry half a load. In the short term, whether a smaller truck could be stored on the Island & filled at our water tank would have to be revisited. This option was not possible in the past.
- Currently there are five bridge replacements in the area and all are timber.
- Key project considerations included: One construction season, steel piling, roadway drainage, minimize bridge length, optimize spans with fewer foundations. We have fewer in-water constraints than many projects since we do not have eel grass, spawning, etc.
- One center boring will not be enough; additional would be needed before design. We are permitted for nine.
- It will be critical to negotiate with the contractor to ensure we keep within the budget.
- An overview of the Treasure Island schedule was reviewed. They are confident that a new RI bridge could be completed by January, 2015.
- Some permitting for RI is already complete & will require little follow-up. Pierce County will probably take the most time; estimated 6-9 months. P.C will expedite a project if the applicant is willing to pay overtime.
- Pile driving at Treasure Isl. was July to mid-March with the Mason County requirements of no pile driving earlier than 1 hour before sunrise & no later than one hour after sunset. It is possible to apply for a noise variance. Exeltech was not aware of Island complaints by members or surrounding neighbors during construction.
- Property acquisition as a possibility would reduce the overall project cost.
- Currently only one topographical survey has been done; both sides are needed.
- It is recommended that Treasure Isl. inspect the first, then second, then fourth, then less often each consecutive year because maintenance on a new bridge is expected to be insignificant.
- Was our Phase I cost effective? 1) Having the right project approach dictates the schedule & pricing. 2) Should have now been able to have a preliminary design after survey & geo-tech. 3) Still need a geo-tech design & additional topographical survey for the other side.
- Exeltech updated their 2010 \$5.6 million engineering/construction bid and are confident that a 2012-2015 project budget would be within \$5.7 million. This estimate does not include land acquisition (if needed/negotiated) and permitting.

Approval of the August, 2012 Minutes: The minutes, which had been previously emailed to Board members, were approved. John Rosendahl, who was absent from the August meeting, stated his "yes" vote for reconstruction of the bridge as a matter of record.

Member's Request to Address Board: None

Treasurer's Report: Reports were previously emailed to Board members. A motion was made and approved to proceed with an audit.

Manager's Report: Some question had been raised regarding who is eligible to receive a ballot for Island elections. A motion was made and approved that to remain consistent with our collection policy and/or the Bylaws, only members who have paid in full by June 30th of the previous fiscal year and continue to remain current for this year will receive ballots. Any others are considered delinquent and not eligible to vote. Members can pay delinquent amounts prior to the vote. A motion was also approved to write-off the remaining bad debt for lot #43. The debt for lot #12 will remain until the bank sells the home.

Old Business:

- David Paly will invite the attorney to answer questions from the Board regarding the Bylaw and CC&R changes recommended. Concern was expressed that changes might be too extensive and it is hoped that we are focused on those sections relevant to the bridge.
- We will also discuss any Bylaw revisions with Juanita in Oct. and impact to the budget.
- A Reserve Study is required annually for all HOA's beginning in 2012. Two candidates were recommended, one for \$6K and the other for \$2400, who would cover the first three years. After much discussion, it was moved and approved to hire J. Sandal for \$2400. Tom Straub will be the liaison in completing the report.

Committee Reports:

- We expect to receive insurance bids within the next two weeks. Ted Smith will continue to coordinate and email for approval.
- Scott Wood is coordinating pothole repair. It was moved and approved to spend up to \$5500 for the repair which is within budget.
- Charlotte reported that \$3550 had been spent to date for five weeks of an Officer in July & August. Given that we are at the end of the season it is expected that be will be within or below budget for Security. Charlotte also showed the binder that is maintained by the Officers & held by Mike of action taken.
- Rich advised the Board that information for Emergency Preparedness from the County, State & FEMA will be presented in November by Doug VanDoren.
- The bridge door-to-door campaign needs to be complete before Sept. 27th.

New Business:

- Overall, the Board expressed feelings of being very impressed with the Exeltech presentation.
- It was noted that Baillie has not been on-time with Phase I.
- It was suggested that the Board meet immediately after our Sept. 27th meeting to discuss the management of the bridge/ Phase II.
- The Island membership should be emailed immediately regarding load ratings for fire trucks. Dawn will email a draft of the information for members.
- John R. will contact the water company regarding the possibility of filling fire water trucks on the Island.
- A question was raised about whether the Fire Dept. may also issue lane width requirements. Dawn reported that as of a few months ago, as a privately- owned bridge current widths were approved during a Pre-App meeting with PC and the Fire Department representative.
- Jim McReynolds indicated the focus and differences among the banks who we will be meeting with regarding a potential construction loan. In short, Mutual of Omaha seems to be strict with the CC&R/Bylaws, AmeriWest gives importance to the timeline & details, while NW Farm will want a letter acknowledging our HOA. A decision to accept a bank will need to be made soon.

With no further business, the meeting was adjourned around 9:30pm.

Respectfully Submitted,
Trish Burnett, Acting Secretary for Sarah Brown