

RIIA BOARD MEETING
SEPTEMBER 16, 2024 7:00PM
All Saints Camp, Raft Island

Meeting called to order at 7:00 by Mike Hirko, President

Board Members Present: Hirko (113), West (70), Cushing (244), Middleton (45), Flood (95), Smith (160), Neil (2), Scea (192)

Board Members Absent: Walsh (111), Phillips (205)

Members Present: Wolfe (229), Roberts (206), Flood (95), Leas (80), Larkin (9), Crain (8), Giske(30), Mitchell(150), Mummaw(87), Larsson (62), Larkin (11), Bennet (161), Cove (72)

Request to Add Agenda Items:

Member's Request to Address Board:

- Wolf addressed stormwater issues at the property above his lot (229). When Pierce County asked the board to 'sign off' on the project, Wolf wasn't consulted about any effects to his property, downstream. A Soils Engineer examined his property to see what could be done about the erosion he is experiencing. He's had water coming through the walls of his house and between the slabs of his driveway. He realizes he's downhill, but he doesn't want to have to worry about people (upstream) doing things that affect his property. He's asking that we all work together in the context of a water mitigation committee.

Approval of minutes:

→ Approval of AUGUST Minutes – Moved by West. Seconded by Cushing.
Vote: approved.

Treasurer's Report – didn't get reports from HOACS because they are transferring their system this month.

- Scea announced she is resigning at the end of this Board year. She has been the treasurer for 20 years and needs a break.

Old Business:

- Research regarding a law firm to provide guidance on policy for dealing with water drainage. West briefed her discussion with a law firm that does both HOA representation and water law regarding advice on drafting a storm water policy. The attorney stated that because each case around water problems is unique, it would be difficult for them to draft a policy without substantial study by engineers. That attorney recommended a land use attorney. Research into Land Use attorneys revealed that they, too, would have a difficult time helping draft a policy without retaining hydrologists and civil engineers to map the Island and determine the details of water movement on the Island.
 - Crain stated they looked at getting a hydrologist and it would cost about \$100K
 - Flood discussed the original drainage map from the 1960s. Raft Island culverts and drains transitioned from concrete (originally) to corrugated steel (later) to plastic (recently). As property owners have historically performed their own water diversion, the challenge is coordinating adjacent neighbor requirements, particularly those downstream. This is not an issue under the Board's authority. Flood's opinion is that RIIA is not responsible for island-wide drainage problems.
 - There was a discussion about the need for a Water Mitigation Committee and whether it should be open to everybody. Some residents have history that could provide valuable insight. The committee formed to address the Larkin drainage issue includes Flood, Stewart, Crain, Scea, Walsh and Smith. This should be considered the basis for building a future Water Mitigation Committee.
 - Hirko indicated Mr. Justice (former Bridge Engineer) also mapped the flow of water on the Island. We need to gather all these documents, analyze the situation and come up with some recommendations.
- Kyle Davis is penciled in for 21 SEP to take down the two cedars by the eagle's nest (193) at RIIA expense and remove the debris.
- Larkin (9) and Reynolds (102) drainage issues.
 - Larkin: Flood is working with the Larkins on finalizing the agreement and may reach a consensus in the next few days.
 - BMA set an unreasonable deadline for RIIA's decision to proceed with work on the Larkin property. RIIA is prepared to select another contractor if BMA is unable to schedule the work after an agreement is finally reached.
 - Jim Roberts grew up on the North side of the Island and remarked that they always had water issues.

- Reynolds (102) – Flood stated that part of the problem is that the road is not crowned and slants away from the ditch. The culvert that he looked at appears very dry on the high side of the road. 30-40' down the culvert the pipe is separated then separated again further on. Flood opined that, in mitigating the problem for 102, we need to ensure we're not creating a problem for the people downstream.

New Business: none

Committee Reports

- Roads – No report.
- Parks –
 - Tennis court: Flood for Nixon: Nixon can't complete the tennis court. Flood assumed responsibility for having the fencing completed by the end of the season but because winter isn't a good time to paint, that won't be accomplished until next year. Flood will work with the Island Manager to announce a volunteer opportunity to finish the fencing.
 - There was concern from both tennis and pickleball players that the court won't comply with USTA requirements for safe play. The basketball hoop in its current position will interfere with both the tennis and pickleball courts. Crain stated that the hoop should be moved if it interferes.
 - The volume of chips being disposed of at the tennis court park may inhibit the absorption of water in the aquifer recharge area. Everyone having tree work done appears to be disposing of their chips at the tennis court. It needs to STOP! The Board should put up a sign to that effect.
 - North Beach: Stewart will procure three more railroad ties to replace the ones the insurance company wanted removed.
 - South Beach gate: Phillips has a new plan to level the gate which involves removing the current supporting post and setting a new post to level the gate.
- Gate Committee – Nothing to report.
- Security – no report
- Nominating Committee – Kate Larsson discussed her recommendations for the Nominating Committee, which involved appointing the Chair earlier so there was more time to encourage people to run for the Board. This would enable Board members who will not be running again to notify the Committee by March 1st. Larsson is looking for more diverse representation on the Committee and has agreed to chair the Committee for another year.

- Bridge –
 - Walsh will clean bridge expansion joints this month when weather allows.
 - The bridge is insured for \$6.9 million until next September. Insurance coverage had not been increased since the bridge was built. This year it was increased 5%, with a 5% increase in the premium.

Meeting adjourned at 8:25.

Respectfully submitted,

RJ West V.P.