RIIA BOARD MEETING MINUTES
NOVEMBER 18, 2024 - 7:00PM
All Saints Camp, Raft Island

Meeting called to order by Hirko at 7:00pm

Board Members Present: Hirko (113), West (70), Scea (zoom 192), Cushing (244), Middleton (45), Flood (95), Smith (zoom 160), Neil (2), Walsh (111)

Board Members Absent: Phillips (205)

Members Present: Daelman (234), Larkin (9), Crain (8), Roberts (zoom 206), Cove (zoom 72), Mummaw (zoom 87), Kerkhoff/Doyle (209), Stewart (123), Larsson (zoom 62), Hurley (182)

Request to Add Agenda Items: None

Member's Request to Address Board: Reynolds (102) requested to speak to the Board concerning water runoff issues at #102. She didn't attend the meeting (either in person or virtually) so Walsh and Crain will try to meet with her to discuss feasible solutions that could be mutually acceptable.

Approval of minutes:

→ Approval of OCTOBER Minutes – Moved: Cushing. Seconded: West. Approved unanimously.

Treasurer's Report – Scea discussed the new HOA financial system and the need for Board members to log in and access reports, highlighting that the new system provides more detailed reports than the original system. Every Board member must complete the FinCen reporting requirements on time to avoid substantial penalties. There are currently no budget concerns.

<u>Old Business:</u>

- ➢ Move to approve additional $1,266.96 for the drainage project at #9 (Larkin responsibility $316.74) for multiple intrusions to be tied in and disposal of the old system.
  Moved: Walsh. Seconded: Cushing. Approved unanimously.

- Pending (rollover): We anticipate having the by-laws rewritten to comply with upcoming new legislative requirements. Because of the high cost of re-writing the by-laws, the attorney has advised that we wait until January for the new laws to take effect.

- West reported on winter weather preparedness policy.

→ Action: Obtain a quote from a commercial snowplow service.

→ Action: Create a map highlighting the priority areas for snow/ice treatment (to include the locations for sand and salt storage) and share this information with the community in a blast e-mail detailing the expected process.

  - ➢ Hirko moved to approve up to $600.00 for a load of sand to be stored at the top of the South Beach parking lot. We'll cover with a tarp to keep off moisture and prevent freezing. Seconded: West. Approved.
    - There are some bags of salt that will also be made available along with the sand.

New Business:

- McReynolds (55) requests removal of dead tree on Lot (44), Dr. Hoff – owner - doesn't reply to inquiries.
  - Move to have HOA-CS send a letter to Dr. Hoff regarding the removal of a dangerous tree on Lot 44, in accordance with RIIA policy, with a 15-day deadline for him to respond.
  - ➢ Hirko moved. West seconded. Approved unanimously.
    - → Direct HOA-CS to send letter to Dr. Hoff.

- On November 5, Phillips notified the Board that the TV at the Camp was broken. Because we need a TV for Island/Board members to join Board meetings remotely, the Board voted to buy a new TV that can be stored at the camp, between meetings.
  - ➢ Hirko moved and West seconded that we purchase a TV for $240.00 plus tax. A quorum of the Board (Hirko, West, Walsh, Scea, Smith and Phillips) voted. Motion approved unanimously. The new TV is in place and working well.

- HOA-CS advised the Board that we **unanimously** approve that FinCen handle our required CTA reporting. A vote short of unanimity would mean that we would have to handle our association's online filing without assistance.
  - ➢ Hirko moved and West seconded that the Board use the FinCenReport subscription to manage our CTA reporting at a cost of $250.00 annually. Approved unanimously.
    - All Board members have received their FinCen invitations to register their information in a secure online account. Each Board member must complete this requirement by 31 December to avoid substantial penalties.

- The Board set a deadline of 15 January for inputs to the upcoming newsletter by Board and Committee Chairs (only); with a goal of publishing by the end of January 2025.

Committee Reports

- Roads – Chairperson Vacant
  - A blast e-mail was sent informing the Island membership that we need a Roads Committee chairperson. There were no immediate candidate recommendations.
  - Flood mentioned that he has one bid for $3260.00 that would cover all stop signs, stop lines and reflectors including installation necessary to address unsafe areas. The board ultimately decided to make this a volunteer project; Neil says that we have all the necessary materials to get the job done.
    - → ACTION: Install stop signs, stop lines and reflector turtles (Park/Fir and Fir/RID) as well as reflector turtles (only) along the stretch between 113 and 121 RID.

  - Street sweeping will be ongoing for several weeks…

- Gate – Flood: Nothing to report.

- Emergency Management – Bennett has provided the Board an outline for organizing the Island's response to emergencies and natural disasters. Members are expected to provide him with feedback enabling a final draft of the document.

- Security – Hurley reports that Flock is working well; he is sharing alerts with the Sheriff's department via the dispatcher. Doyle raised a plethora of concerns including data privacy and liability issues associated with potential wrongful incrimination. The Board has obtained a full copy of the FLOCK contract for review by an attorney. Prior to contract renewal, the Board will require a report from the Security Chair outlining the efficacy of the system and its benefit to Raft Island. The Board should discuss the measures to be applied to this assessment. Per Hurley, Flock was installed on August 29, 2024 and our contract expires August 29, 2026.

- Policy – Larsson: The new Purchasing Policy document (applicable to Board Members and Committee Chairs) was finalized by the Policy Committee. Board approval is to be voted on at the January 2025 meeting. All Board members should re-familiarize themselves with the content so that the document can be finalized / approved.

- Parks and Recreation – Neil:
    - A sign prohibiting dumping wood chips by the tennis court was installed.
        - → Pending action (carryover): Support under walkway to South Beach boat dock.
        - → Pending action (carryover): South Beach Gate upgrade.
    - Neil successfully eradicated the Island bus stop's hornets' nest.
    - Neil was reminded that we need to turn off the water at South Beach.
    - To avoid confusion, a laminated sign has been posted on the Kayak rack showing what spaces are assigned to which families/individuals.

- Nomination – Chair position is available. All volunteers/recommendations will be entertained.

- Bridge – Smith: Nothing new except that we're looking for tides that support a visual inspection (January 2025) to enable a quotation for cathodic protection. Both Flood and Smith reiterated that we should use salt sparingly (in winter) on the bridge and it's approaches to reduce potential corrosion.

- Investment – Hirko: The General Fund is now a brokerage account because of a legacy platform update. There is no change to the investment portfolio.

- Stormwater Mitigation – Flood briefed the board on the latest Committee meeting including current issues at #10 and #9 as well as the committee's suggestions for developing a Stormwater policy. He also addressed the need for an emergency plan should there be an incident prior to our having an approved policy in place. There was discussion concerning the importance of accurate information and legal considerations in managing stormwater on the island.

    - Flood is awaiting a quote from an expert regarding a potential stormwater mitigation (review) for the island. He is also considering asking BMA for a second quotation, as they have considerable experience with island drainage issues and infrastructure.
    - It was suggested that we discuss the issue at #102 with the owners of #106, next door, as the drainage pipe runs through their property.

Meeting adjourned at 8:37pm

Respectfully submitted,

Katherine Walsh, Secretary