

RIIA BOARD MEETING MINUTES

APRIL 21, 2025 - 7:00PM

All Saints Camp, Raft Island

Meeting called to order by Hirko at 7:00PM

Board Members Present: Hirko (113), West (70), Scea (192), Cushing (244), Middleton (45), Phillips (205), Flood (95), Smith (160), Neil (2), Walsh (111).

Board Members Absent:

Members Present: Walsh (111), Marin (58), Bennett (161), Kerkhoff (207), Doyle (207), Barkin (18), Van Doren (22), Anderson (165), Leas (80), Daelman (234 - zoom), Rosendahl (133), Poucel (57 - zoom), Shoemaker (142 - zoom).

Request to Add Agenda Items:

Member's Request to Address Board:

Approval of Minutes:

→ Approval of March Minutes – Moved by Cushing. Seconded by West. Vote: Approved unanimously.

Treasurer's Report – Scea – Since the balance in the checking account is growing, Scea will have the manager transfer some money from checking account to the money market account to get better interest rates. The new Treasurer will get 20 years' worth of digital documents at turnover!

Old Business:

- Hirko and West met with the attorney on Friday, APR 4, regarding the rewrite of CC&Rs and By-Laws. The rewrite is in progress. The Board emphasized the importance of maintaining current practices (that work for RIIA) when they are consistent with existing law.
- The Board held an on-line vote to waive the late fee for HOA dues for Lot 173. Approved by quorum: (Cushing, Walsh, West, Hirko, Smith and Phillips). Noted.
- Pat McMonigle requested an update on the status of USDA letter. See Gate Committee (below).
- Full paving of Cedar and Maple was completed by WA Water contractor (Asphalt Paving) after main line replacement. Paving of Park Ave is forthcoming.

New Business:

- Reminder: Join the HOA-CS Webinar Tuesday April 22, 2025 (6:00 – 7:30 PM) regarding SB5129 and Its Impact on Community Associations. SB5129 could bring significant changes to association operations in 2026. Guest Speaker: John Burleigh.

Committee Reports

- Roads – Bennett is getting up to speed on the roads portfolio and received turnover materials from Flood. He is aware of the damage resulting from WA Water construction and will attempt to dovetail paving of select individual driveways with the work scheduled on Park Ave. He will provide contact information to any member wishing to request personal property paving services.
- Budget – Scea – Nothing to report.
- Gate – Flood – Committee is incorporating feedback from the Board's review to the USDA letter. A member expressed concern about the current political climate and the potential impact on our USDA loan. The Board anticipates an up/down vote by the end of the week.
- Security – Hurley- Nothing to report.
- Parks and Recreation – Neil
 - Rollover - Support under walkway to South Beach boat dock – Under assessment.
 - Rollover - South Beach Gate Balancing - Phillips will contact another contractor.
 - South Beach Sea wall – Mike Neil and Ray Swift repaired the portion of the sea wall that had washed away, thus preventing erosion behind the sea wall.
- Tennis Court – Fencing nears completion, pending quotes for painting and striping the court.
- Nomination – Stewart - Walsh confirmed that ballots had been sent out by the HOA-CS and the Nominating Committee has a candidate for every position. Because of the potential for conflict of interest, Neil nominated Stewart to run for President of the Board. Everyone agreed that Stewart showed integrity by raising the issue. Rosendahl noted that the e-ballots had been received on Monday the 21st. This falls short of the 30 days advance notice required for the Annual Meeting.
- Bridge – Smith – Stormwater system inspection complete – filters on schedule to be replaced next year. Still awaiting a bid from the inspecting engineering firm regarding piling jacket maintenance. Any potential changes to Bridge insurance will be addressed in the renewable timeframe (AUG/SEP).
- Investment – Hirko – Quarterly Report as of 03/31/2025
 - General Fund - \$231,272
 - Bridge Fund - \$661,207
 - USDA Reserve –\$411,149
- Stormwater Mitigation – Flood – Flood conducted a review of the drainage infrastructure in concert with BMA along both Maple and Alder. As a result, BMA updated their bid to ~\$30K to add piping and increase the capacity of the system.
 - Action: Schedule a meeting with BMA (Brad), Quisenberry, Stewart, Fillbach, Hirko and any others (including upstream) affected by stormwater mitigation issues in the Alder Dr. area.

- Emergency Management – Bennett
 - ACTION: Confirm the use of the All-Saints Camp conference room for emergency management purposes (Phillips and Bennett).

Meeting adjourned at 7:47PM

Respectfully submitted,

Katherine Walsh - Secretary