

**Raft Island Homeowners Association  
Annual Meeting Minutes  
May 19, 2025 - 7:00pm**

**I. Welcome & Board Introductions** – Mike Hirko, President

**II. Report on Quorum** - Janet Biggs, HOA Community Solutions, Island Manager – Verified Quorum (entire Board present).

**III. President's Comments:** Mike Hirko thanked attendees for coming despite the bad weather. He recognized volunteers, thanking them for their efforts while encouraging community involvement in maintaining our Island's infrastructure. He spoke about the progress made over the years and emphasized our commonality in a diverse Island make up: Love of Island. Hirko stressed the importance of cleaning up after our pets and slowing down when driving on the Island.

**IV. Approval of 2024 Annual Meeting Minutes** – These Minutes are posted on the Island Website.

➤ West moved to approve, Seconded by Cushing. Approved unanimously.

**V. Treasurer's Report** - Anne Scea, Treasurer

Discussion of 2024/2025 Budget: Scea reported on fiscal year's expenses, including road maintenance and Federal income taxes. She explained the need for a buffer in our savings account and the importance of long-term investments. Scea concludes that we're in pretty good shape despite being over budget on Roads and having some unexpected incidental purchases. Federal taxes have increased approximately \$6500.

Q: Will we be on budget by end of the fiscal year?

A: We should be pretty close. Scea will report to the membership in the newsletter.

Q: What is the status of the tennis court?

A: Of the \$65K allotted for the tennis court, we have spent around \$58K. The fencing is complete with the exception of the gates being hung and leveling, painting and striping remain. The goal is to have the tennis court completed by the 1<sup>st</sup> of July. HOA-CS is seeking bids for painting and striping the tennis court.

Q: Have we replenished our reserves from the \$35.00 monthly dues increase and if yes, what will we do with the money surplus?

A: Scea said that we need to increase our savings to approximately \$100K for unanticipated emergencies and implied that past Boards have sought to maintain a year's worth of operating costs aside from the bridge replacement loan monies. She emphasized that infrastructure issues are projected down the road.

Q: Will there be a shortfall when the fiscal year ends?

A: We have very few delinquent accounts and the fiscal year ends in June. Scea's Final Report

will be in the end of fiscal year newsletter.

### **Discussion of 2025/2026 Proposed Budget**

Our proposed budget for the next fiscal year includes increases for mowing, insurance, management fees and road repairs.

### **VI. Ballot Discussion/Questions:**

Q: What's the burden of proof for the deer feeding initiative?

A: The issue has been superseded by a recently passed WA state law making it illegal to feed wild deer. If someone witnesses a violation they can call WA Fish and Wildlife.

### **VII. Introduction of 2025 Board Candidates:**

- President – Glenn Stewart
- Vice President - RJ West
- Secretary - Katherine Walsh
- Treasurer – Uwe Kerkhoff
- Trustee #1 – Peggy Doyle
- Trustee #2 – Doug Van Doren

### **VIII. Committee Reports:**

Gate: (Andy Flood)

- Walsh moved to forward the latest Gate Committee letter to the USDA requesting an exception to the public use rule associated with our Bridge loan. An exception from the USDA would allow the committee to move forward with a gate feasibility study. Neil seconded. Motion passed with 7 in favor and 3 abstentions (Walsh, West and Cushing).

Flood described the letter/vote as the first of five steps: Design, surveys, easements and construction estimates remain. A comprehensive Gate proposal would then be voted on by the entire membership. We are reaching out to the USDA first because the other steps involved have a cost incurred with them. If the USDA turns us down then the effort will be dropped. Andy says that any Island member may have a copy of the letter but asked that it be kept confidential.

Q: How long will it take the USDA to respond to our letter?

A: Flood is uncertain but will contact USDA if we haven't heard from them in 90 days. Flood will blast email the membership when he gets an answer.

Parks and Recreation: (Mike Neil)

Q: What type of product was sprayed on the hillside by South Beach?

A: Neil said that he isn't sure what specific product was used but believes it could be something for poison oak control.

Q: Will there be pickleball striping on the tennis court?

A: Yes, there will be tennis, pickleball and basketball.

- Phillips reported on the South Beach gate repair. The gate has been flipped so that it will open on the opposite end making it easier to open. There was discussion concerning the purchase of a new lock since it's about time to issue new gate keys.
- Ray Swift and Mike Neil replaced the sea wall railroad tie adjacent to the boat ramp which will help keep beach erosion at bay.

- Roads: (Jeremy Bennett) – Bennett is collecting bids to address spidering along pavement edges on Raft Island Drive.

Q: What is the budget for cutting back vegetation along the roads? And when will we get it done?

A: Bennett is working to reestablish a maintenance schedule for routine brush cutting. The budget is \$4000 and our remaining balance is currently \$1300. Bennett recommends establishing a separate budget line for stormwater mitigation issues.

- Security: Matt Hurley reports that all cameras are working well. Speeding on the bridge remains an issue. Please slow down! He discussed the importance of residents knowing their neighbors and sharing emergency contact information. He reiterated the need for locking mailboxes and the importance of emptying mailboxes daily to prevent the impression that you might not be home. Hurley offered to conduct house checks for members leaving on vacation.

- Investment: Mike Hirko thanked his investment committee counterparts for all of their good work. He reports the Bridge replacement fund is \$661,207 including \$411,149 in a USDA reserve (to be held until 2044 according to our loan agreement). The General Fund contains \$231,272. Hirko reminded us that we made the final required deposit for the USDA reserve fund last October and that the USDA reserve monies must be used (only) for the bridge. If we drop below the required balance, we are obligated to repay that money. A buffer is necessary.

- Bridge: Ted Smith thanked his committee. The committee continues to work with Bridge engineers to understand and quantify the corrosion we are experiencing on the bridge piling jackets. This in an effort to develop a cost-effective / proactive corrosion mitigation strategy. With help from volunteers, we should be able to treat the oxidation along the bridge railing. Last year we saw a 5% increase in our insurance premium, and we added 5% to our limits of liability. Note: Insurance is a requirement of our USDA loan.

Q: Can we use Zincs or anodes for cathodic protection on the bridge pilings?

A: That's one of the strategies that we're exploring. We're also exploring the permitting requirements for piling maintenance.

Stormwater Mitigation: Andy Flood – Brad Hines will scope the drainage pipes from Alder running below Maple. Stormwater mitigation is an Island wide problem requiring a comprehensive long-term solution. The primary question is who pays for what portion(s) of the system. Concerns include the potential collective responsibilities for environmental impact.

Emergency Management: Jeremy Bennett referenced the Island map on our website which

divides the island into four sectors (NW, NE, SW, SE). He has assigned sector leaders as well as supporting block leaders. He anticipates a forthcoming blast e-mail explaining the organizational structure. All Saint's Camp will be utilized as an Emergency Operations Center. Jeremy also said that volunteers are welcome to take emergency management training courses.

## **IX. Member's General Questions & Answers**

*Reminder that Ballot results will be emailed to the membership and posted on the website once all ballots are counted.*

In response to the question, West stated we would clarify the language in the ballot proxy privacy page.

Q: Are e-scooters required to obey all traffic laws?

A: Yes and we will look into whether there are licensing requirements.

Q: Does someone intend to take ownership of the last log remaining from the two trees taken down on lot 193?

A: Walsh will follow up with an interested party.

Meeting adjourned at 8:32PM

Respectfully submitted,

Katherine Walsh - Secretary

Raft Island Election Results are as follows:

Elected to a one-year term:

President: Glenn Stewart (93 votes)

VP: RJ West (89 votes)

Secretary: Katherine Walsh (90 votes)

Treasurer: Uwe Kerkhoff (90 votes)

Trustees Elected to a 3-year term:

Trustee # 1 Peggy Doyle (88 votes)

Trustee # 2 Doug Van Doren (91 votes)

The 2025-2026 fiscal year budget was ratified with monthly dues remaining the same at \$200 per month.

The deer feeding by-law addition had a 64 yes- 35 no vote, although recent State Law supersedes and makes this unnecessary.

Thank you to everyone who participated in the Annual Meeting.