

RIIA BOARD MEETING MINUTES

July 21, 2025 - 7:00PM

South Beach, Raft Island

Meeting called to order by Stewart at 7:01pm

Board Members Present: Stewart (123), West (70), Cushing (244), Middleton (45), VanDoren (22), Doyle (209), Kerkhoff (209), Smith (160), Neil (2), Walsh (111).

Board Members Absent: None

Members Present: Launius (138), Crain (8), Mumshaw (87), Marin (58), Bennett (161), Taylor (128), Daelman (234), McMonigle (20), Davis (236), Laurie (272), Weiss (232), McCoy (239), Shomshak (10), Walsh (111), Hurley (182), Palmason (8A), Leas (80).

Request to Add Agenda Items:

- At the request of Jim and Susie Roberts, Stewart read a letter they wrote addressing their desire to have the Board approve additional funds to finish the Sport Court. Roberts asked that the letter be read at the meeting and to be included verbatim in the Minutes. The full text of the letter can be found [here](#).
- Stewart reiterated that all residents are encouraged to propose solutions to the challenges we face. He thanked Marin and Leas for fixing the broken street sign at the corner of Hemlock and RID. He also committed to better transparency / communication with residents (residents should expect more blast e-mails notifying them about current and upcoming events).

Member's Request to Address Board:

- Taylor expressed concern about the Board's ability to integrate, apply and support volunteerism.
- Another resident said that volunteer support is a two-way street and that the volunteers need to back the Board in return. The Island is working diligently to address these issues.

Approval of Minutes:

- Approval of April Minutes – Moved by West. Seconded by Neil. Vote: Approved Unanimously.
- Approval of June Minutes – Moved by Neil. Seconded by West. Vote: Approved Unanimously.

Treasurer's Report –

- Kerkhoff reported that as of the end of June, we're roughly \$4500.00 under budget. This as a result of: 1) No Audit (as yet), 2) No legal fees, 3) No reserve study, and 4) No brush cutting (as yet). However, the Sport Court was over budget (\$2600.00 previously approved by the Board), mowing is \$1100.00 over as a result of a price increase. Roads are \$21,000 over budget (#9 drainage).

- With respect to HOA fees, only \$325.00 is more than 60 days past due.
- A lien (#222 - \$21,500.00) that has been on the books for nearly 30 years should be written off.
 - ❖ ACTION: The Board agreed to vote in September to take the \$21,500.00 (#222) line item off the books once we have more information. Walsh has added this vote to the September agenda as a reminder.
- Online vote (time sensitive) to engage as auditor Newman Certified Public Accountants for the coming fiscal year and approve funds up to \$3500.00 for the audit. Motion passed with seven ayes, two non-votes and one abstention.

Old Business:

- Bylaws revision should be completed by September. It was suggested that this should include changing the roads from public to private (community?). The changes to the Bylaws are being made in accordance with the changes to State regulations and laws, therefore all bylaws are being examined.
 - ❖ ACTION: We will craft a motion to change our roads to “private” for the August meeting per Stewart.
- New Business:
 - The Board discussed a Parks and Rec project designed to replant (and beautify) the area around the Sport Court. The Board will keep Islanders informed as things progress.
 - ❖ ACTION: More info to follow via blast e-mail.

Committee Reports

- Roads – Bennett
 - A new contractor will start brush cutting next week (5 feet back and 15 feet up from the edge of all roadways consistent with RIIA policy). Individuals interested in picking blackberries should commence now. Bennet said that the contractors won't cut any ornamental plants and that members will not be able to opt out from this road maintenance.
 - ❖ ACTION: President will issue a blast e-mail notification of this issue.
- Emergency Management – Bennett
 - Bennett is seeking a new Area Leader for Area number 4.
- Gate – Flood
 - Flood briefed that the USDA denied our final petition to install a gate. Going forward, the Island will focus on security-oriented solutions.
 - Davis suggested that the Gate Committee consider contacting a security consultant.
- Stormwater Mitigation –
 - Flood suggested that the membership develop a long-term stormwater mitigation plan. He believes the significance and magnitude of this challenge is second only to what was faced when planning the current bridge (c2014) and that it is too large and complex a project to be done using volunteers. There are environmental, geological, civil engineering and stormwater issues that will require experienced / professional guidance. Flood will put the

Board in touch with a consulting company that can give us a comprehensive assessment of Raft Island stormwater issues.

- Kerkhoff will have HOA-CS add a separate line item to track Stormwater Mitigation and that line item will have a budget projection to be determined by the Board.
- Parks and Recreation –
 - Neil says that we are in the process of painting the dock and walkway and that the boat dock walkway support isn't a big deal (minor maintenance).
- Sport Court –
 - Flood briefed that he has 3 viable bids for finishing the final phase of the tennis/pickleball/basketball court. We unfortunately have room for only one pickleball court. Flood, Crain, Kerkhoff and Hurley will evaluate and choose the bid that meets our best interests (quality and timeliness). We should be able to commence in the next 2 weeks.

→ Motion to approve additional funds on the recommendation of the Tennis Committee (to be taken from the general operating fund) up to \$23,000.00 to finish the Sport Court.
Moved by Walsh, Seconded by West. Vote: Approved.
- Security –
 - Hurley will send out a letter telling residents where to place their Raft Island parking stickers on their cars, and has asked volunteers who are placing parking violation stickers on non-resident cars to try to take a photo so that we can identify repeat offenders and call for a tow. He is also trying to get our Security Officer (Deputy) to come on a regular schedule.
 - Flock is working well as are the other cameras.
 - Hurley is looking into installing card readers for the South Beach gate and the Sport Court. This would help to protect our assets and prevent off island people from coming over to enjoy our amenities.
- Bridge –
 - Smith talked about the time sensitive insurance issue as the reason for an on-line vote to increase the insured value of the bridge by 5%. He asked the insurance company what the impact on the premium would be if we increase the deductible. Bridge insurance renews in mid-September so we should hear back from them in the next month. The current premium is \$27,192.00 so we expect it to go up to at least \$29,911.00. We have budgeted \$35,000.00.
 - Bridge insurance includes liability and earthquake damage.
 - There is some erosion on one of our stormwater structures by Scott's house. We normally clean filters on a three year cycle but may need to do it this summer, versus next year. Brad from BMA will come and take a look at the lines coming out of the filters. Any solutions must be carefully considered.

- Online vote (time sensitive): Motion by the Bridge Committee asking the Board to approve a 5% increase in the insured value of the bridge. Approved with nine ayes. One non vote.
- Nominating Committee – A Nominating Committee must be established in August for the 2026 election. Anyone interested in chairing the committee, please contact Glenn Stewart.
- Investment – Hirko – Quarterly Report as of 06/30/2025 -Sent from Refuge Cove BC by Mike Hirko
 - Bridge Replacement Fund - \$718,818
 - General Fund - \$243,723
 - Bridge Fund - \$146,413 (ahead)
 - USDA Reserve - \$442,333

NOTE: Any Island member wishing to have an issue addressed by the Board, please contact a Board member and have your issue added to the following month's Agenda.

- Shomshak will work to eradicate the “tansy” ragwort by the tennis court.
- Meeting adjourned at: 8:25PM

Respectfully Submitted,

Katherine Walsh - Secretary

- Motion with vote
- On-line vote
- o Information
 - ❖ ACTION

