

RIIA BOARD MEETING MINUTES

October 20, 2025 - 7:00PM

All Saints Camp, Raft Island

Meeting called to order by Stewart at 7:00PM

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

Board Members Absent: Neil (2).

Members Present: Hirko (113), Minick (36), Walsh (111), Daelman (234), Mummaw (87), Lackman (52), Martin (56), Parkhurst (88), ZOOM: Barkin (18), Leas (80), Crain (8), Bennett (161).

President's remarks and acknowledgements:

- Thanks to the Island residents who generously contributed to purchase and plant trees at the Tennis Court as a gift to the Island.

Member's Request to Address Board:

- Bonnie Minick related an incident involving a resident harassing a deer on private property which she believes underscores the need for wildlife respect. Minick emphasized that deer are wild animals (and they are the property of the state of Washington) and should never be provoked or approached, especially during rutting season. She cited Washington State laws prohibiting such behavior. The Minicks plan to report the incident to Fish and Wildlife.

Request to Add Agenda Items:

- The Dry box at the SW end of Raft Island Drive has been removed.

Approval of Minutes:

- Approval of September Minutes – Moved by West. Second by Smith. Vote: Approved unanimously.
- Motion to approve the placement of three benches around Raft Island Dr at locations approved by landowners and by the Camp. Benches to be donated by an anonymous donor to benefit the residents of the island. Moved by Walsh. Second by West. Vote: Approved unanimously.

Treasurer's Report – Kerkhoff

- A new contract with HOA-CS increased monthly Island fees from \$962 to \$1094.
- Kerkhoff plans to contact Jeff Sambal for a reserve study proposal, which is typically done every two to three years.
- A federal tax bill of \$14,500 was paid out of the general fund and was about \$11,000 over budget.

❖ Total cost of the Tennis Court stands at \$81,500.

Old Business: NTR

New Business:

- We will put forth a motion at the November meeting to approve changes to the Roads Policy. Once reviewed, the Board will vote and obtain the President's signature. Each month a different policy will be reviewed for a vote at the following month's meeting. All Board Members should be familiar with the new documents as they come up for change/approval.
- We have established a committee to enhance our community's tennis court area. This Committee will assess the vicinity and develop a plan for improvements (to include delineating property lines and considering impacts to the aquifer). Once drafted, the plan will be shared island wide via survey, and a proposal will go to the Board for approval and potential funding. Wayne Lackman (52) will Chair the Committee.
- Committee Reports:
- Bridge – Smith
Smith presented a brief discussion on the following key points:
 - Bridge history and value: Completed in 2014, replacing a 56-year-old timber bridge. Original construction cost was \$6.6 Million. Financed through three loans, all under 4% interest with a thirty-year term.
 - Current maintenance concerns: Quarterly cleaning of expansion joints, and storm drainage system cleaned (filters replaced) every three years.
 - Recent inspection noted minor issues: Some corrosion on pilings, hairline cracks in concrete and corrosion on railings.
 - Exploration of potential solutions like:
 - Cathodic protection for pilings
 - Re-coating pilings with epoxy
 - Plastic casings for pilings
 - Painting of railing. Painting quote approximately: \$97,000.
 - The Bridge Committee is carefully studying options to maintain long-term integrity and performance.
- Roads – Bennett
 - Bennett is looking into hiring a street sweeping service after leaves and needles have fallen for the season. He is planning to hire an arborist to inspect trees near the roadways that are being choked by vines. Owners will then be notified about trees that require attention.
 - Overall focus is on road maintenance and tree health and clarifying responsibilities for road adjacent areas.
- Security – Hurley - NTR
- Parks and Recreation – Neil
 - Phillips had the gate at South Beach realigned at no cost.
 - The Ritchie's (3) have finished their bulkhead work.
- Investment – Hirko – Quarterly Report as of 09/30/2025:
 - Bridge Replacement Fund – \$761,710
 - General Fund – \$255,229
 - USDA Reserve – \$465,835 (about \$170,000 over required amount).
- Stormwater Mitigation – NTR
- Emergency Management – Bennett

- There was discussion regarding the potential use of All Saints Camp during emergencies. Status of the existing agreement is that we will be allowed to request permission (to utilize the space) during an emergency.
- The Area four leadership position was filled by Kerkhoff (and Doyle).

Meeting adjourned at 7:56PM

→ Motion to Vote

❖ Information only