

RIIA BOARD MEETING MINUTES

November 17, 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), VanDoren (22) Doyle (209), Kerkhoff (209), Smith (160 zoom), Walsh (111).

Board Members Absent: Middleton (45), Neil (2).

Members Present: Walsh/D (111 zoom), Ahlberg (64), Crain (8), Larkin (9), Daelman (234 zoom), Flood (95), McMonigle (20), Poucel (87 zoom), Leas (80), Cove (72), Weiss (232), Lackman (52), Martin (56), Alfred (34), Davis (236), Hurley (182), Hirko (113), Bennett (161 zoom), Quisenberry (119 zoom), Carufel (83).

President's remarks and acknowledgements: Stewart thanked all volunteers for stepping up and announced the departure of Tom Phillips from All Saint's Camp and welcomed his temporary replacement, Bobby Giovannoni. Stewart provided updates on tree work by Kyle Davis and water system work by Washington Water. The dry box across from number 87 has been removed.

Member's Request to Address Board: NTR

Request to Add Agenda Items:

- Hurley confirmed that the South Beach gate key works in the Tennis Court gate lock.
- Bennett (161) requested a meter accuracy test by WA Water when he noticed a higher than usual water bill. These tests are available (annually) free of charge. Bennett's meter was replaced when the test found it to be inaccurate, and he received a refund on the overcharge.
- Island residents were encouraged to consider a free meter accuracy test annually from WA Water.

Approval of Minutes:

→ Approval of October Minutes – Moved by Kerkhoff, Seconded by West, Vote: Approved unanimously.

Treasurer's Report –

- Kerkhoff stated that the month was relatively quiet in terms of expenditures.
- Our major expense was the annual insurance liability bill which was \$12,900.
- We are well within budget at this time.
- We have only one outstanding collection over thirty days.
- Our previous tax bill of \$14,500 which we prepaid was discovered to have an accounting error. HOA-CS had incorrectly applied unrealized gains as actual income for July, August and September (2024). This error should be reversed by the end of the week and tax statements will be resubmitted to our tax firm (Newman). We should get the entire \$14,500 refunded to us.
- One of our USDA Sweep Accounts has been reduced significantly because of a twice-yearly payment of \$122,000 to USDA.

Old Business: NTR

New Business: NTR

Committee Reports:

- Bridge – Smith's team is currently working on a railing project and developing a maintenance Standard Operating Procedure (SOP) document to ensure continuity of Bridge maintenance. Stewart visited Treasure Island, which has a bridge very similar to ours. The Treasure Island Bridge has the same type of issues that our Raft Island Bridge experiences. A Treasure Island volunteer used a galvanizing product on their railings that looked new (after two years) with a cost of approximately \$3,000. That volunteer has offered to advise us regarding product and procedure.
- Investment – Hirko addressed the Federal Tax issue as it applies to RIIA investments and requested a vote for approval of the Investment Committee recommendations as follows:

All Bridge Replacement Fund (BRF) income (interest, dividends and realized capital gains) will be automatically transferred to the money market fund (VMFXX) by Vanguard. The Treasurer will then transfer the BRF (federal tax portion) to the RIIA Operating Fund for HOA quarterly payment availability in compliance with the RIIA by-laws. The remainder will then be invested in the current BRF targeted selection, Total World Stock Index ETF (VT).

→ Motion to change the Bridge Replacement Fund Investment Procedure as indicated above.
Moved by Walsh, Seconded by Kerkhoff, Vote: Approved Unanimously

NOTE: Hirko says that in terms of taxes paid, the BRF is the smallest of our three funds (USDA is the largest with the General Fund falling in the middle).

- Security – Hurley reported on several individuals from "Sold Out Co" who attempted to potentially launch a jet ski off of our bridge. The incident was captured by our security camera and the Sheriff's department was notified. Photos and details were sent to HOA-CS who will send a certified letter to the perpetrators warning about trespassing. It is Hurley's theory that these people attempt these things to create content for online platforms. There was risk of potential damage to our natural gas line had they been successful in pushing the jet ski over the bridge railing and Hurley reminds Island residents to report any such suspicious activity.
- Parks and Recreation – NTR
- Sport Court – Lackman (52) presented a brief on the committee's initial recommendations.
 - Phase one:
 - Conduct a drainage assessment so that we understand water flow.
 - Finish partially constructed bridge for safety.
 - Clean up and landscape the "wood chip area".
 - Remove dead trees.
 - Put up boundary signage to clarify park property lines.
 - Plant colorful trees and foliage.

- Phase two: (Potential future improvements)
 - Install dedicated water connection.
 - Create walkways and trails.
 - Solar lights for basketball court
- The committee recommends retaining the natural character of the area and keeping costs manageable. They emphasized that this is an initial proposal and remains open to additional community input. Because we don't yet have a budget for improvements, the Committee will investigate getting ballpark estimates for the items on their suggestion list. The Board can then approve an amount to be covered in next year's budget.
- Stormwater Mitigation-
 - A Chairperson is needed for the Stormwater Mitigation Committee. Bennett stated his willingness to assist a new chair when time permits, aligning this role with his responsibilities on the Roads Committee.
- Emergency Management – Bennett advised residents to start preparing for rainy and windy weather. Be proactive and have necessary equipment and supplies ready.
- Roads – Bennett indicated that as most of the leaves have fallen, he is looking to arrange for street sweeping. Thanks to those who have already maintained their section of the roads.

Meeting adjourned at 8:03PM

Respectfully submitted,

Katherine Walsh, Secretary

- Motion to Vote
- ❖ Information only
- ACTION