RIIA BOARD MEETING MINUTES
January 19, 2026 - 7:00PM
All Saints Camp, Raft Island

Meeting called to order by Stewart at: 7:22PM (Technical challenges with ZOOM delayed scheduled 7PM start.)

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

Board Members Absent: Neil (2)

Members Present: Bennett (161), Shoemaker (142), Larkin (9), Gauthier (139), Flood (95), Benson (85), Leas (80), Roberts (206), Weiss (232, Parsons (246), Hurley (182), Long (1), Stephan (24, 25), Wiseman (1), Downey (19), Hirko (113), McCoy (239), Marin (58), Paly (69 A&B), Snyder (184), Alfred (34 & 30), Mummaw (87), Rempt (4), Sandmann (90), Davis (236), Sharp (222), Swift (266), Parkhurst (88), Crain (8), McMonigle (20), Laurie (272), Lantz (151)
Members on ZOOM: Strocker (73), Leas/M (80), Walsh/D (111), Daelman (234), Quisenberry (119), Larsson (62), Cove (72), Carman (12), Sprague (73), Ross (79), Stratka (156), Barkin (18)

President's remarks and acknowledgements: Stewart reiterated the importance of civil discussion without directing concerns at individuals. He outlined meeting rules including a two-minute limit per speaker and the need for introductions.

NOTE: The contentious and chaotic discussions during this meeting, and the inability to follow common rules of order throughout may have precluded accurate documentation for parts of the discourse. Board Secretary contacted several speakers to clarify her notes. Secretary recommends we request Zoom transcripts for all future meetings. Following the Board's review of the draft Meeting Minutes, any omissions are unintentional.

Member's Request to Address Board:

- Weiss acknowledged the action taken to reduce/eliminate the number of business cards (in bags with rocks) being left in his driveway.

Request to Add Agenda Items: None

Approval of Minutes:

→ Approval of November 2025 Minutes – Moved by West, seconded by Cushing, Vote: Approved unanimously.

Treasurer's Report –

- Kerkhoff reported the budget is in good shape. Taxes are over budget due to over payment, this may be balanced over the next two periods, and we could see a refund at year end.
- Utilities are over budget by 30%.
- We've already spent the full year's legal fees budget.
- The audit part of the reserve study has been completed, and we should have a summary in a couple of weeks.

- Kerkhoff requested a quote for insurance coverage for Island structures (Pier, Tennis court and play apparatus) as none of these things are covered.

Old Business:

- West led a discussion of the (draft) update to our By-Laws and CC&Rs to align with the Washington Uniform Common Interest Ownership Act, which went into effect on Jan 1, 2026. The State of Washington passed the WUCIOA which has requirements on how HOAs are run. Burleigh was asked to give us a draft that would comply with the new laws. Burleigh's document was long legalese (available upon request) and changed things that didn't need to be changed. A committee worked to redraft the CC&Rs and Bylaws in plain language and in compliance with the new WUCIOA requirements and sent them to Burleigh for review. He replied that since his draft and ours were so far apart, he advised us to find another lawyer to review our drafts. West contacted the law firm of Dickson, Frolich, Phillips, and Burgess (LLC), a real estate firm in Tacoma and Seattle. They are willing to handle the review of our By-Laws and CC&Rs.

→ Motion to authorize up to $3500 to the law firm of Dickson, Frohlich, Phillips, and Burgess (LLC) to review the draft By-Laws and CC&Rs for compliance with the Washington Uniform Common Interest Ownership Act. (WUCIOA) Moved by Walsh, Second by Kerkhoff, Vote: Approved unanimously.

New Business:

- A petition signed by 44 individuals, representing 28 households, was ultimately not presented by Board Trustee, Peggy Doyle, as scheduled on the Agenda. Doyle stated that part of her fundamental responsibilities as a Board Trustee is to ensure that the concerns of all residents be equally represented to the Board. Doyle asked that the petition be presented and requested that:
  - 1) the Board shares the petition and a License Plate Reader (LPR)-alternatives document island wide;
  - 2) RIIA performs a full assessment of alternative LPR options that give the community greater data control and;
  - 3) consider pausing further FLOCK actions pending review. Doyle also requested an executive session to review two formal complaints received by the Board relating to potential legal exposure.
- Doyle discussed with our neighbors hearing about the sharing of local agencies data with Federal agencies without local agencies awareness or permission. There is also awareness of lawsuits against local agencies over false arrests because of FLOCK misidentification. Many people on the island share these concerns and question why a small HOA needs a system that exposes us to controversy and potential liability. She reiterated that we all value security and we all deserve to feel safe. She asserts that FLOCK isn't the only system that gives us that outcome. Island residents have put together a list of many other LPR alternatives that would allow us to control our own data. They provide the same capabilities as FLOCK but would reduce or eliminate our risk of liability. Doyle asked for a complete assessment of these options making clear that the Island residents involved in the petition have already requested input from the Board and the Security Committee and that they are open to all suggestions. Acting now to address the membership's concerns is important as the Board was just informed that we have two potential civil actions related to this issue.

- After much contentious and chaotic discussion, the Board President decided that the petition should only be presented in a Special Meeting along with detailed pro and con information and then followed by an Island-wide vote.

→ Motion for the RIIA Board to meet in executive session after the regular meeting to discuss the two formal complaints received by the Board immediately prior to the Board meeting requesting immediate review of RIIA's surveillance practices and improper use of surveillance systems, data privacy and policy governance as allowed by RCW 42.30.110(1)(iii) and RCW 64.90.445. Moved by Doyle, Seconded by Kerkhoff, Vote not called.

- Membership input:

  - Q: Was there any research done on cost comparisons between the other LPRs and FLOCK?
  - A: (Doyle) Yes, the costs run the gamut. Some more, some less. This information will be presented to the Island members.
  - Jeff Davis stated that he used to run a security business and offered his services on the Security Committee.
  - Phil Wiseman asked how long the Board would be meeting (privately) if we went into an Executive session. He also stated that as a retired Lawyer, he's worked with a lot of contentious issues and offered his services as a mediator to find reasonable solutions.
  - Dave Paly then offered his services to assist as a mediator.
  - Yohanan Rempt asked that the entire community be made aware of any legal actions, security issues, etc. We need to move forward with maximum trust and appreciation for each other.
  - Many attendees objected to a breakout executive meeting on several levels noting that complaints have been discussed publicly before.
  - Stewart agreed to call a special meeting in February with the intention of sharing detailed information (PRO / CON) prior to an Island-wide vote.
  - Wiseman and Shoemaker each requested we acknowledge an open Motion and Second for an executive session and another motion for a petition. They asked that we close out one of those so we could discuss the other.
  - Smith said that as a Board member, he didn't think we'd heard an adequate representation of the potential legal issues associated with FLOCK. He said that we all know the positive side as we've had FLOCK for some time and we've experienced the positive side. We should be made aware of the potential RIIA liabilities. Smith wants to give adequate voice to the people who have concerns.
  - Larsson suggested sending out an election-like pamphlet to the Island before the vote. People on the pro side can develop their own document with those opposed doing the same.
  - Mummaw asked that we include what our liability might be in connection to FLOCK. Kerkhoff said that we're not insured should we face legal action due to FLOCK.
  - There was discussion regarding the rules for advance mailings and notice associated with a Special Meeting.
  - A key point of contention and concern arose from the revelation that the FLOCK system has been connected to the Puyallup Police Department without a formal Memorandum of Understanding, Memorandum of Agreement or a binding contract. Several Board members indicated that they were previously unaware of this arrangement underscoring significant transparency and liability concerns.

    - Lanz stated that we needed to "dissolve the chaos". She suggested that we take Phil Wiseman and Dave Paly up on their offer to monitor and mentor the process. She said that we'll never get anywhere if we don't have (and apply) a process. She calls for good communication and good leadership.
    - Stephan asked that the Board move to pause FLOCK until we can understand the issues.
    - Marin expressed his desire for security that is correct and not piecemeal.
    - Smith said that we shouldn't be disseminating Security issues on Facebook.
    - Kerkhoff stated that the RIIA FLOCK audit records document multiple searches on behalf of ICE were conducted by a Missouri PD who have access to our system via Puyallup PD.
    - Hurley said that was a mistake and if FLOCK is a headache for people, we can just stop sharing our information. FLOCK was only hooked up to Puyallup PD to benefit our Island. He stated that Puyallup PD put out a blanket request to all FLOCK customers across the state of Washington, both public and private, to connect to Puyallup PD FLOCK system and that is how RIIA FLOCK came to be connected to Puyallup. He indicated that if the Island residents don't want to share our information, he's fine with that. He stated that if that is the real issue, to just tell him when to shut it off.
    - A member who did not identify themselves shouted that the motions in the petition should be heard in a special meeting.
    - President stated he agreed they needed to be heard in a special meeting and then made a formal motion for a special meeting.
    - The Board did not accept the petition, and no vote was held to deny the petition being entered into the meeting record.
    - Many members expressed their love of community and desire to keep it safe.

- Secretary reread the Motion that was Moved by Doyle and Seconded by Kerkhoff:

→ Motion for the RIIA Board to meet in executive session, after the regular meeting to discuss the two formal complaints received by the Board prior to today's meeting. Those complaints requested immediate review of RIIA's surveillance practices and potential improper use of surveillance systems, data privacy and policy governance as allowed by RCW 42.30.110(1)(iii) and RCW 64.90.445. Moved by Doyle, Seconded by Kerkhoff, VOTE: Stewart, Cushing, Van Doren and Middleton vote NAY. Smith, Walsh, Kerkhoff, Doyle and West vote Aye. The vote passed 5-4.

➢ ACTION: Prepare weighted pros and cons informational materials about the LPR/FLOCK options for island membership ahead of special meeting (timing and mailing requirements to be followed per bylaws).

Committee Reports:

- Investment Committee – Hirko: Quarterly Report as of 12/31/2025

    - ❖ Bridge Replacement Fund – $299,444
    - ❖ General Fund – $265,100+
    - ❖ Bridge Fund – $776,000
    - ❖ USDA Reserve - $476,600

- → Motion to reallocate money in the General Fund (account XXXX4801), Money Market Fund (VMFXX) as required to the Wellesley Income Admiral Shares Fund (VWIAX) to achieve the approved allocation percentage of 50%.
  Moved by Walsh, Seconded by Kerkhoff. Vote: Passed unanimously.

- Bridge – Smith
  - Smith spoke about the recent issue with the mainland stormwater diffuser and thanked everyone who helped keep water flowing during heavy rains until the contractors could come and clear the diffuser. The committee is building this element into the management plan for the Bridge both internally and externally with the contractors.
  - There has been testing of rust inhibitors, and we developed a matrix to address corrosion solutions. Working in a marine environment and doing prep are the most significant issues we're facing.
  - No final recommendations yet on the corrosion mitigation approach for the piling or railing. The Committee continues to work to fully understand the cost and timing of these efforts.

- Roads – Jeremy Bennett - NTR

- Security – Hurley has put his phone number in his Facebook posts so that anyone can call him as needed. He then offered to give those members who were not on Facebook his number. He stated that he does his best to weed out what's important and welcomes people to reach out with their concerns.

- Parks and Recreation – Neil
  - Landscape pricing and maintenance increase from Green Effects ($149.00/mo increase) will be discussed at the February meeting.
  - ➢ Put landscaping issue on February Agenda.

- Stormwater Mitigation – NTR

- Emergency Management – Bennett - NTR

- Nominating Committee – Two island residents have volunteered to Co-Chair the Nominating Committee; Kathy Swenson and Chuck Snyder. Both are longtime residents with previous Board experience.

- ❖ LPR = License Plate Reader

Meeting adjourned at 9:30PM

Respectfully submitted

Katherine Walsh, Board Secretary

- → Motion to Vote

- ❖ Information only
- ➢ ACTION