

RIIA BOARD MEETING MINUTES
AUGUST 19, 2024 7:00PM
South Beach, Raft Island

Meeting called to order by Hirko at 7:03pm

Board Members Present: Hirko (113), West (70), Scea (192), Cushing (244), Middleton (45), Flood (95), Smith (160), Neil (2), Walsh (111)

Board Members Absent: Phillips (205)

Members Present: Wolf (229), Reynolds (102), J. Bennett (161), Leas (80), Cove (72), Walsh (111), Crain (8), Larkin (9), Hurley (182), Rubin (262), Nixon (21), Quisenberry (119), Davis (236), Stewart (123), Marin/Rubalcava (58)

Request to Add Agenda Items:

- The Board discussed the drainage issue at 102 Park Ave. Flood indicated the attorney said there is nothing in our By-Laws or CC&Rs addressing storm water management. Flood said we need to make policy regarding responsibility for storm water administration. Reynolds (102) briefed the challenges she's experiencing with run off to include a sinking septic system. She's been told that this is because of the way the road was graded, toward her property v. the ditch opposite her property. She is asking the Board to install a drain that ties into an existing drain under the road as well as an additional curb. Hirko, Flood, Neil and Stewart will visit her property this week to assess the situation.
- Wolf (229) is also experiencing drainage issues and will provide a written summary to the Board to be discussed at the September meeting.
- Sand Wasp situation at South Beach was addressed. Judy Rubin MD (262) discussed the potential adverse impact of pesticides, specifically Ortho Home pesticides, on our health and the marine environment. After researching via the EPA, Rubin says that pesticides should never be used near our waterways or any drains. These products are extremely toxic to fish and shellfish. Dr Rubin has kindly offered to research and answer any future questions residents might have about potentially toxic products. Please be sure that you are giving her accurate product information as her time is valuable. She can be contacted in writing at JudyR13@gmail.com. West noted that the product used at South Beach was NOT an Ortho product (which was the brand rumored to have been used) and that it was applied in accordance with label instructions away from waterways and storm drain paths.

Approval of minutes:

→ Approval of JULY Minutes – Moved: West, Seconded: Cushing, Vote: Approved unanimously.

Treasurer's Report – Scea said that since we're only one month into the fiscal year there are no budget items over budget. She indicated that everyone is paying their increased dues. At the end of last fiscal year we were only slightly over budget. Legal and mowing fees were higher than anticipated. HOA-CS is changing their accounting system. HOA-CS will conduct Board training covering 2024 Legislative changes Tuesday, August 20th at 6:00pm.

Old Business:

- Update on Larkin (9) drainage issue for the benefit of the incoming Board. Flood briefed that we had reached a cost sharing agreement. There is a solution on track to be completed by end of September (before the rainy season).
- Board moved to agree to the Larkin's cost split regarding drainage on Lot #9 where RIIA's responsibility will be \$34,548.88 and the Larkin's responsibility will be \$8,637.22. We will forward a formal written agreement after we have it crafted and reviewed.
→ Moved: Hirko, Seconded: Walsh, Vote: Approved unanimously.

Committee Reports

- Roads – Matt Nixon said BMA is on track to finish (mainland side of the bridge) road work in September. Island roads have some spider cracks that may be repaired by volunteers next Spring.
- Security – Flock to be installed any week now. Four cars have been towed so far this summer.
- Parks and Recreation –
 - Report on walkway supports at South Beach. Neil says that volunteers will shore up the walkway with short pilings.
 - Phillips will report on the South Beach gate modifications at the September meeting.
 - Nixon gave an update on the tennis court. Top rail installation is in progress. Resurfacing and paint to follow. There was some discussion concerning the orientation of the pickleball courts. Nixon says there are three full days of work to finish.
 - Stewart gave an update on the North Beach project and said that the insurance company had signed off on the work completed. There was discussion about adding concrete steps at a later date.
 - Neil will assemble a team to modify the path on the spit of land in front of #2. We hope to have this project completed by the second week of September.
- Nomination – Larsson (62) will send an email to the board regarding the nominating committee going forward and best practices for the same. She will brief at the September meeting.
- Bridge – Smith (160) gave an update regarding our bridge insurance policy. Our rate increased by 5% from last year with the same amount of coverage (earthquake insurance included). The committee will develop a variety of options (potentially increased coverage) for consideration by the Board.
- Emergency Management – Stewart (123) and Bennett (161) have agreed to coordinate committee efforts. They may take some ideas from Fox Island's existing plan.
- Policy – Nothing to report at this time.

Meeting adjourned at 8:07pm

Respectfully submitted,
Katherine Walsh
Secretary