

RIIA BOARD MEETING MINUTES
OCTOBER 21, 2024 7:00PM
All Saints Camp, Raft Island

Meeting called to order by Hirko - 7:03pm

Board Members Present: Hirko (113), West (70), Scea (192), Cushing (244), Phillips (205), Flood (95), Smith (160 zoom), Walsh (111)

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

Members Present: Jaquish (107), Bennett (161), Quisenberry (119), Larkin (9 - zoom), Leas (80 - zoom), Cove (72 - zoom), Strocsher (73 - zoom), Wolf (229 - zoom), Roberts (206 - zoom), Daelman (234 zoom), Mummaw (87 zoom)

Request to Add Agenda Items:

- Erin Carmen (12) requested RIIA sign a Hold Harmless agreement to support her upcoming Halloween party at All Saint's Camp. Cushing and West both stated that the Board is a third party (non-RIIA supported event) and therefore doesn't have the authority to enter into such an agreement.
 - Moved to sign hold harmless agreement by West, seconded by Walsh, motion unanimously **opposed**. The Board ultimately gave their okay for Ms. Carmen to hold her party on the tennis court.

Member's Request to Address Board:

- Chris Jaquish raised concerns about road safety issues at several intersections on the Island. These include the need for turtle reflectors, stop lines and stop signs. The most urgent locations are the corner of Fir and Raft Island Dr and Park and Fir. There was discussion about checking all Island intersections that need attention including Kopachuk and RI Road and the stretch of RID at 111-125. Flood will obtain contractor bids for the Board's consideration.

Approval of minutes:

- Approval of SEPTEMBER Minutes – Moved by West, Seconded by Cushing, Approved.

Treasurer's Report – Scea says that the Board doesn't yet have access to the new HOA-CS accounting system.

Old Business:

- Pending: There was discussion about having the by-laws rewritten to comply with the new legislative requirements. Because of the high cost of having the by-laws rewritten we should wait until January for the new laws to take effect.

New Business:

- Mike Hirko led a discussion regarding Winter weather preparedness. He discussed a lack of a budget line item for Winter weather related work and the high cost of snow removal services. Flood raised the importance of managing community expectations via clear communication with residents. It's not RIIA's responsibility to keep all island roads clear, except for the two approaches to the bridge. We have a stockpile of sand outside the water tower gate at 136 and

salt stored in the Roberts and Hurley garages. Salt use should be minimized on the bridge! Refer to January 2023 minutes regarding snow policy. The Board will issue a preferred route directive if conditions warrant it.

→ Action: West will draft a winter policy to be presented at the next meeting.

- There is an HOA Board training session on the new accounting system on Oct. 23 at 6PM. Register in advance.

Committee Reports

- Roads – Matt Nixon has stepped down from his chairperson position so we will need a new Roads Committee Chair. BMA is scheduled to complete mainland side (drainage system) erosion control, soon.
 - Action: Send out blast e-mail to recruit a new Roads Committee chair.
- Policy Committee – Kate Larsson – Waiting for feedback from Board review of draft Purchasing Practices policy document.
- Gate Committee – Andy Flood - Nothing to report.
- Security – Matt Hurley – Speed Enforcement Agreement between RIIA and Pierce County Sheriff's Department. Neil located a copy of the original signed agreement, still in effect, which the Secretary provided to the Sheriff's Department point of contact.
- Parks and Recreation – Mike Neil
 - Tennis Court – Flood says that fencing is up, and tensioning will be completed this weekend. Painting to be completed next Spring. Hirko asked about plans to develop the area west of the court. The Board agreed to develop a plan to implement after the tennis court is completed. Concern was raised about the volume of wood chips being dumped by contractors and the effect on the watershed/aquifer recharge area.
 - Action: A sign should be put up prohibiting wood chip dumping in the area.
 - South Beach Gate – Phillips has a new plan to relocate and plumb the South Beach gate. Volunteer assistance will be necessary to facilitate project completion.
 - Action: Coordinate contractors and volunteers to fix South Beach gate.
 - Cushing moved to approve additional funds up to \$3000.00 to complete the work. Walsh seconded. Approved unanimously.
 - Support under walkway to South Beach boat dock – Flood says a plan is in the works.
- Nomination – Larsson – Nothing to report.
- Bridge – Smith says we are still working with contractors to develop a proactive and cost-effective means of mitigating piling jacket corrosion.
- Stormwater Mitigation – Andy Flood
 - **NOTE:** On Friday, October 11, the Board convened a quorum via Zoom (Hirko, West, Walsh, Flood, Scea and Smith).

- Walsh moved to approve funds up to \$3500.00 for a berm along the property at 102 Park. West seconded, approved unanimously.
 - Reynolds (102) declined RIIA's offer (above) so the Board discussed alternative solutions. Flood mentioned that the pipes involved are compromised in two or three locations. We'll have to re-scope the pipe to ascertain conditions and needed repairs. Solutions may involve neighbors (106) so we'll reach out to Reynolds and anyone else whose property might be impacted.
 - The work at number (9) is considered complete and Flood will reach out to Tom Larkin to confirm their concurrence.
 - Hirko suggests that if BMA should visit to provide a bid on (102), we should discuss the drainage issues at (229) as well.
 - Action: Investigate further options for storm water mitigation at (102) and keep communications open with Reynolds.
 - Regarding Stormwater Mitigation policy, each situation is unique which will make it difficult to have a predetermined plan, but we can have continuity.
- Investment – Mike Hirko - Quarterly Report – as of 9/30/2024
 - General Fund - \$232,953.58
 - Bridge Fund - \$257,320.34
 - USDA Reserve - \$414,818.88
 - October was the last deposit for the USDA.
 - Motion to extend the timeline on the General Fund for another five years (to OCT 2029). West moved, Hirko seconded, Approved.
 - Board approved USDA portfolio goal of 60/40 (stock/bond) split.
- Emergency Management – Bennett will develop a Hazard Mitigation plan for the Board to address a natural disaster and identify our resources and team leaders. A current plan will provide continuity for future Boards.

Meeting adjourned at 8:53pm.

Respectfully submitted,
Katherine Walsh, Secretary