

RIIA BOARD MEETING MINUTES
FEBRUARY 17, 2025 - 7:00PM
All Saints Camp, Raft Island

Meeting called to order by Hirko at 7:00pm

Board Members Present: Hirko (113), Scea - zoom (192), Cushing (244), Middleton (45), Phillips (205), Flood - zoom (95), Smith - zoom (160), Neil (2), Walsh (111)

Board Members Absent: West (70)

Members Present: Benson (85), Burnett -zoom (67), Fishkin (120), Crain (8), Stewart (123), Kerkhoff/Doyle (207), Larkin (9), Roberts (206), Daelman (234), Bennett - zoom (161), Quisenberry – zoom (119), Barkin (18), Leas - zoom (80), McReynolds (55), Hurley (182), McMonigle (20), Carmen - zoom (12), Parkhurst (88), Swift (266).

Request to Add Agenda Items:

Member's Request to Address Board: Hirko invited Jim McReynolds to provide a short summary of the background to the original bridge construction loan from the USDA. McReynolds highlighted the challenges Raft Island encountered getting long-term financing for the bridge. RIIA went to 38 banks before getting the USDA to step forward and provide long term financing. A major problem deterring banks was the RIIA property owners' unwillingness to lien their properties to secure the bridge loan. The USDA agreed to loan terms that no commercial bank would even consider.

Approval of Minutes:

→ Approval of January Minutes – Moved by Cushing. Seconded by Neil. Approved.

Treasurer's Report – TBD if the month of January was reconciled by HOA-CS. The Budget Committee will meet in March. The deadline for Committee Chair input to the Budget is 7 March. HOA-CS hasn't yet responded regarding the status of our audit.

Old Business:

- Motion to approve the Gate Committee Letter to the USDA:
 - Background:
 - 1) A preliminary non-binding vote of the membership favored exploring the possibility of installing a gate.
 - 2) A Gate Committee was formed and the USDA was engaged.
 - 3) USDA / OGC (Washington DC) ruled the bridge remain open to public use.
 - 4) The regional USDA Director has recently shown a willingness to consider a proposal for exception to public use.
 - 5) This letter is intended only to facilitate discussion between RIIA / USDA regarding an exception.
Note: The Gate Committee Chairman indicated that USDA Olympia will not be in the office until the end of the month.

→ MOTION: Walsh moved that the board vote to approve the Gate Committee letter to USDA for the purpose of requesting an exception to the public use clause in our USDA bridge loan.

Seconded by - Neil Vote: Approved. Cushing abstained.

- ACTION: Flood will submit the Gate Committee letter to the USDA this week.
- Mike Neil had a discussion with the Pierce County Sheriff's Office (PCSO) regarding their desire for the new Sheriff to sign our original agreement. Mike explained the outcome.
- Walsh moved that the Board sign the new agreement with the PCSO which will keep the posted speed limit at 15mph but gives authority to the Sheriff's Deputy to ticket speeds in excess of 20mph. Cushing seconded, Vote: Approved.
 - Action (completed) – Send signed copy to Board Secretary to be filed in archives.
- Rollover: RIIA by-laws were reviewed by our attorney to bring them into compliance with current state law. Based on his review, we should have our by-laws rewritten to comply with the new legislative requirements now that the new laws are in effect.
- There was discussion regarding Board members and Committee Chairs creating generic email addresses that identify same by their position (and that can be transferred to subsequent Board/Committee members).

New Business:

Committee Reports

- Roads – “Vacant”- There was discussion concerning roadside damage caused by Washington Water which highlights the ongoing need for a Roads Committee chairperson.
- At the end of the meeting a homeowner raised concerns regarding roadside damage resulting from Washington Water construction.
 - Action (completed) Hirko contacted WA Water Construction Supervisor who committed to totally clean up roads, shoulders and other affected areas when the project is completed. Paving repairs have been scheduled for either the 26th or 27th of February weather permitting.
- Budget – Shoemaker: The six-member committee will meet Thursday March 13 from 6:30 to 8:30 pm at 142 Fir Drive NW. If any additional residents plan to attend, please contact Tina at (785) 231-4102 to ensure there is adequate meeting materials.
- Gate – Flood: See Old Business (above).
- Policy – Larsson
- Security – Hurley – There were two hits on our Flock system for the same stolen license plate. This event was reported to the community via the unofficial Facebook page and limited text messaging. Crain: These instances should be reported to HOA-CS for dissemination to the membership: thus, also making a better argument for security gates and the like. Roberts mentioned that gas had been siphoned from their car. Hirko advised that the first line of defense is to always lock your car and your home.
- Parks and Recreation – Neil: Hirko mentioned and Neil acknowledged a downed treetop on

North Beach as a result of a wind storm.

- Rollover - Support under walkway to South Beach boat dock – waiting for better weather.
- Rollover - South Beach Gate Balancing - waiting for better weather.
- Nomination – Glenn Stewart has been appointed Chair of the Nominating Committee. Mike Neil has joined the Nominating Committee. Any Board member not running for re-election must notify the Committee by the beginning of March. This year there will be two Trustee vacancies on the ballot. All four Board Officer positions are also on the ballot.
- Bridge – Smith reported that the Committee met with two engineers from Structural Technologies to develop a bid for maintenance work (prep and patch) to repair the coating on our bridge piling jackets. The plan is to have a cost figure to provide for the Budget Committee in March. The Bridge Committee recently began researching the permitting requirements for this type of project. We have a replacement for the flashing rail light (mid span - east side) and await good weather for its installation.
- Investment – Hirko – Nothing to report.
- Stormwater Mitigation – Flood continues to develop a Stormwater policy for the Island.
- Emergency Management – Bennett has multiple volunteers and is working to assign Area and Block leaders. He has posted a map to the website designating the four areas. He has also worked closely with the Board and HOA-CS to ensure that planning information is distributed Island-wide. Bennett requested a status update for the use of All Saint’s Camp during Emergency scenarios. Phillips will contact the President of the camp for their decision.
- McMonigle (20) had requested to address the Board and provided a wide-ranging argument for approving the installation of a gate on our bridge. He indicated that we had more than doubled the island dues and therefore have the money to proceed. His argument came after the Motion was made and approved by the Board, to move forward with a letter to the USDA. Following his presentation, Roberts corrected that the Island dues were increased by (only) \$35.00 per month and clarified the desire to see the USDA/OGC legal opinion with respect to public use.

Meeting adjourned at 7:53pm

Respectfully submitted,

Katherine Walsh, Secretary