

Member	Sec/Lot#	Comments	Response	Notes
Jerry Bergman	02/004	<p>Questions: 2030 Water Replacement Project cost and what will the 5% add up to? Is there a final cost for how much the June 19, 2021 Special Meeting? Asks that for the Survey, if the BOT would consider asking the question: Who should fund the June 19, 2021 Special Meeting (1) Complete Membership OR (2) Friends of the Riviera?</p>	<p>Jan - Thank You - will follow up by email for the water replacement, actual cost of Special Meeting will be given when totalled.</p>	
Erin Cooper	(15/018)	<p>Questions: Was any of the grant money used to pay wages for staff that stuck with the ship during COVID? Last meeting there was a vote for two Bocce Ball areas (\$12,000.) How did the BOT come up with \$12,000 for something that usually costs \$100? States she was a part of the Special Election Committee as Secretary. We wrote up minutes and they were approved by the committee and given to BOT on July 7, 2021 - why have they not been approved by BOT and distruted to Membership?</p>	<p>Nicola - RCC has just received another grant of \$10,000 from Pierce County COVID Relief Funds which now totals \$20,000 received for this fiscal year. No, this \$ has gone to Lakeshore General Operations Misc Income, which would be used for employees who filed for unemployment due to COVID.</p> <p>Jan - In the reserve budget there was \$5500 for a single Bocce Ball Court - originally. This is an actual court that is built from ground up. The balls themselves are not the majority of the expense, relatively speaking. This is built -materials, excavating, etc.</p> <p>Nicola - These are professional sized regulation manufactured courts. Two years ago the bid was \$5,500 for a single. After going over the grounds with Trevor (Grounds Superintendent,) the cost is now \$6,000-\$6,500. For the membership to have this as an amenity there really should be two courts to allow leagues, group play, etc. It has not been approved for the budget yet. There was a study session with actual costs.</p> <p>Jan /Nicola -We have been advised by the attorney that those minutes were from a Member's meeting and have to be presented to Membership at the next Member meeting which will be the Annual Membership Meeting. And, those minutes are not for the BOT to approve/disprove - it's just for the Membership. They may be going out in with the Annual Member Packet.</p>	<p>Tom McCarthy - point of Clarification: The parliamentarian that the RCC appointed for the Annual Meeting states that the Special Meeting Committee approved minutes are already approved and can go out to Membership at any time. Urges the BOT to consult with the Parliamentarian.</p> <p>Jan - We will be verifying this with the RCC Membership Attorney, not the BOT Attorney and thank you for the information.</p>

<p>JoAnn Mettler</p>	<p>02/034</p>	<p>Point of Clarification: Jan stated that nothing should be done to unimproved lots other than general de-brushing with unmotorized equipment? Question: What about when Members need a perk test or septic design? Also requests that, Members who are present at the BOT Meetings, state very clearly their name and sec/lot#. POC - Perk hole testing cannot be done on an unimproved lot without ACC approval?</p>	<p>Jan - States and refers to Covenants VI 6.05. Thank you JoAnn - nothing can be done other than general debrushing until the ACC approves Site Development. Perk holes: still working on the review of the Site Development Policy and process which encompasses all of these issues. In the past permitting perk tests before ACC approval has not been the policy.</p>	<p>Phyllis Zander Brown -From the standpoint of purchasing a lot, most people want to know especially if it will perk and septic design. When you start the Site Development with RCC you have most likely already gone to PC but these things don't necessarily happen at the same time. Recommends that ACC allow for perk testing to be done on unimproved lots before purchasing/closing on property. (open forum discussion)</p>
<p>Milea Denis</p>	<p>104/008</p>	<p>Bought property last year - in order to have a perk test done, a machine would have to come in, dig holes - she did not have that done - expensive. She was able to find previous owner's plans. Was thinking to build a tiny home - immediately found out tiny homes are not allowed but I purchased the lot anyway. Love the trees on this island and realistically if everybody built, alot of trees would be gone. Tiny homes would be preferable. Her lot is a little sliver of property on Pioneer Drive - double lots on both sides. Sensible reasons for a tiny home (1) More trees could remain on my lot (2) would have more land around my property (3) not much space for guests which would cut down # of people coming to the island. Beautiful large homes encourages large #s of visitors during summer months. I am also looking at roads - not safe for bicyclists when masses of people are not adhering to speed limits. Looking down the road (five years) what is the process for changing things like this? Wonders if others have same feelings? There are 81 active lots/homes for sale - massive influx of new people. People who are not paying RCC Dues/taxes, maybe have liens - does the RCC every consider purchasing those lots to preserve the green space.</p>	<p>Jan - Thank you Gil - In our last informal meeting we discussed tiny homes - they have become popular and they are more affordable. There is still a mininum size issue. It's possible to connect two tiny homes to meet the size req'd. So it's not the construction of the tiny home that is bad - just size is the issue. More discussion is needed. Jan - The Covenants prohibit the RCC from forgiving unpaid dues and buybacks.</p>	

<p>Sherie Eiszele</p>	<p>07/104,107,108</p>	<p>Happy to hear that more members are coming on the Compliance Committee. has had an ongoing compliance issue for going on 11 months with limited communication/information from the BOT- will the Action Item Log allow access for Members to see progress of their issues? Lack of communication has been an issue. States that she has checked-in from time to time but feels she is lost in space. Asks will filling that Compliance position help expediate things?</p>	<p>Jan - There is an ACC Action Log and a Compliance Log - until we can get someone from the Riv office to help maintain the logs, they are not up to date. With compliance there is limited information to share due to legal reasons. States that the BOT will update Sherie with the right information. When Compliance position is filled it will help a lot. Nicola - Yes, having the Compliance position filled will help in updating current compliance issues - barring privacy/legal issues in publishing to the membership. Would like to implement a forum for Members to see their Compliance issues progress when the position is filled.</p>	
<p>William Tobin</p>	<p>19/52</p>	<p>t</p>	<p>Jan - Nicola - Copies can be made available for viewing.</p>	
<p>Ian Randall</p>	<p>10227 Totem Way</p>	<p>Last month spoke about the fundamental unfairness of banning STRs on the island. Reluctant to wade into the politics of it but it would really hurt to not be able to have STR income to cover taxes, dues and mortgage so feels strongly the need to speak up as there are others in our same situation as well. States that he contracts with a number of workers and pays well. House cleaning, etc. A move to ban STRs would cause the need to sell home on the island and cease paying contractors/workers for services which would cause hardship for them as well. Also worries that shutting down private businesses in someone's home sets a really bad precedent. It might lead to cause litigation. Disheartened to find that the BOT would follow in Seattle's footsteps on this issues. If this is going to happen - asks BOT to 'grandfather in' existing STRs who are counting on the income and wouldn't be able to stay without it. Please expand on what changes are being considered other than compliance with current legislation and rules? Have you considered 'grandfather' concept? Will the BOT committ to discussing 'grandfather' concept?</p>	<p>George - the BOT is not looking to ban STRs - but is looking into what options are available. Most of the STRs on the island have not even registered with Pierce County - there are certain laws, permits, etc. that need to be enforced and that's the goal. We're starting with compliance with existing rules/permits, etc. The BOT has not discussed 'grandfather' concept. This would have to be put on the agenda for discussion. Gil - There are a number of concerns regarding STRs. One example being septic design and use. A house that the septic design is for two people has six people occupying the house repeatedly. The six people have no consideration in any neighborhood for rules of the Riviera. Having people here temporarily thinking it's a vacation playground with no rules and regulations. These rentals need to be legally rented as taxable rental property with tenants that know and abide the rules in place in the Riviera.</p>	
<p>Phyllis Zander Brown</p>		<p>Welcomes new people. Think about some things before there decisions are made for changes. Has been a resident for 32 years, knows some that have been here 50 years. States that when you read the Covenants over a few times you can get a feel for what the story was when the Covenants were structured originally -they had a concept of what the Riviera would be - a neighborhood. It was going to be a neighborhood of residential people living and sharing ideas and thoughts with things they could share or enjoy individually. Golf Course, Marina, Parks, Trails, etc. The community feeling was the whole idea of the Riviera. Encourages reading the Covenants/Bylaws - take the time and tells you exactly why people came here and why they live here and want to stay here. So before you set out with ideas that might spoil it, think about the concept that if there are too many changes it will not be the same as it was when it started or even 5 or 10 years ago and 20 years from now it won't look the same at all. Any change affects the whole membership so make sure that it (2.05) 3000+ members.</p>	<p>Thank You</p>	
<p>Murry Stewart</p>	<p>10/074,75</p>	<p>Thanks the Riviera for the Junior Golf Tournament - encourages other members to get their kids involved with Junior Golfing. States that Phyllis Zander Brown is very involved with the kids and is great at helping them learn the basics and hopes this part of the tournament returns next year.</p>	<p>Thank You</p>	

