

RIVIERA COMMUNITY CLUB
11016 Country Club Dr.
Anderson Island, WA 98303
Marth E. Smith Room & Conference
Call, *Due to Covid-19 restrictions*



BOARD OF TRUSTEE MEMBERS
Vacant, President
Gary McDonald, Vice President
Gretchen Szeibert, Secretary
Jan Nelson, Treasurer
Vacant, Trustee
rccboard@rivieraclub.org

Annual Membership Meeting
Saturday - September 26, 2020 @ 10am

AGENDA

Call Meeting to Order: by Gary McDonald, 10:05 am
In Attendance: Gary McDonald, Jan Nelson, Gretchen Szeibert, 34 members via phone
Approval of Minutes: September 28, 2019, Annual Membership Meeting
Motion by Jan Nelson - Second by Gary McDonald, Motion passed.

BOT OPENING REMARKS

Gary McDonald - At this time, we have received 325 Proxy Ballots and a Quorum was reached at 313 voters.

1. **MOTION 2020-01/Budget:** Jan Nelson moved to ratify the 2020-2021 Budget as written. 81 NO votes were received from members. *Seconded by Gretchen Szeibert, motion carried unanimously.*
2. **MOTION 2020-09-01:** Gretchen Szeibert moved to adopt the Annual Membership Meeting Agenda of September 26, 2020. *Seconded by Gary McDonald, motion carried unanimously.*
3. **MOTION 2020-09-02:** Jan Nelson moved to approve the Annual Membership Meeting Minutes of September 28, 2019. *Seconded by Gretchen Szeibert, motion carried unanimously.*

YEAR END REPORTS:

Russ Rodocker, Lake Josephine Water Dept.

47 million gallons of water pumped this year. 13 new connections. Replaced 400 meters. Continued Leak Detection Survey with 15 new leaks detected and repaired. Acquired a 'meter reading' laptop. In design process for RCC Main replacement to improve water/fire flow. Dept is moved into new building including and Admin. Action items for 2020-2021: Complete Main replacement, continue leak detection and repairs, flush valves and fire hydrants and install new meters in RCC Common Areas.

Trevor Thompson, Golf and Grounds

Trees have been removed around the RCC and Common Areas that were fallen, ravaged by old age and wind, to ensure the health and maturity of established trees. Cleaned moss on Marina hill roadway and gutters. Due to Covid-19 closure, the fairways were aerated which hadn't been done in some time. Lakes were stocked with Trout. Irrigation systems were put in at parks, tennis court side of Interlachen to help maintain grass. Fencing, ropes/posts were repaired/installed, railroad ties were replaced/repared on tee boxes. Thanks to staff for continued efforts.

Tanner Siridakis, Buildings

Covid-19 Restrictions altered dept. responsibilities. Fiber Optics line was successfully installed in the Admin Bldg. which greatly enhances computer capabilities. Replaced and updated water lines at the Lakeshore Restaurant. There has been a huge spike in mailbox installation, and we updated 65 mailbox stands. Security cameras were updated and installed at the Lakeshore, Marina and Campground – RCC Common Areas.

Troy McCulloch, Restaurant

Started this year with exceptional results – surpassing previous year by \$82,000. Covid-19 drastically changed our business model, and we will continue to adjust accordingly. An online ordering system was established and along with phone orders the restaurant was able to provide take-out meals. Even with product availability issues and price increases - still ahead of budget as of AUG 2020. The staff have had exceptional attitudes and have supported each other throughout these ever-changing conditions. We thank our Riviera members for ongoing support and patronage.

Annie Burg, Golf Shop

Due to Covid-19, between March-May Golf was down \$23,000 due to operations being halted and the missed opportunity to earn revenue. Eventually golfers started coming back and food and sales increased.

Bill Palmer, GM

Will be stepping down as GM of the RCC after three years as of Sept.30, 2020. Is proud of the BOT and the work done together for all members to enjoy. Thanks all the associates for their hard work and dedication throughout the RCC and offers best wishes to all.

Campground and Marina: Down in utilization with Park Models down 15% with lost revenue. Marina Ramp Replacement is in process with the design and construction portion completed after the hurdles and setbacks. Dept of Natural Resources has signed off; however, Army Core of Engineers has put a hold on projects deemed non-essential. Hopes to see this completed in summer 2021 and should only take about one week to be installed.

Admin: Christine has been working through this diligently and the Riviera has closed on 25 accounts – is almost completed after a long process. The new Fiber Optics line has improved functionality of computer systems. The BOT had previously approved an upgrade to our property management software, TOPS. This upgrade will improve transfer and storage of information. Eventually, after the initial set up it will include a portal system that will improve online communication with members.

Financial Summary: (Jan Nelson, BOT Treasurer)

Annual Audit Engagement has been established and will begin soon. RCC owned lots have all been sold thanks to a new pricing structure by tax code value. Applauds Bill for his vision and setting a path for the RCC to move through the future.

ELECTION OF BOARD OF TRUSTEES 2020-2021

4. **MOTION 2020-09-03:** Jan Nelson moved to certify the election with the following new Board Members: Pat Landye with 293 votes, Gretchen Sziebert 273 votes, Jacob Dobie 235 votes.
Seconded by Gary McDonald, motion carried unanimously.

Election Committee: Chair – Murry Stewart

Beverly Papazian, Gabriel Sachwitz, Darcy Rasmussen, Arthur Willetts, with Christine Rodocker assisting.

Election Results:

Pat Landye.....	293	Gretchen Sziebert.....	273	Jacob Dobie.....	235
George Stewart.....	41	John Mettler.....	11	Megan (?).....	8
Robert Tate.....	8	Mike Walentiny.....	8	Ron Kjellesvik.....	?
Jerry Bausman.....	5	Fletcher.....	2	Larry Schuler.....	1

As a result of the election, the following individuals will be taken off “signature authority” with Key Bank accounts 6937, 4444,9830 William Palmer, Gary McDonald, Philip Ronning, Oran Hooks and John Saatela.

Meeting adjourned at 11:46am