



**Board of Trustees Monthly Member Meeting
Saturday October 30, 2021, at 10am**

To join this meeting click <https://us06web.zoom.us/j/83018503239> or call 1-253-215-8782, Meeting ID 830 1850 3239#

AGENDA

Call Meeting to Order: 10:00a.m. by Dana Stirn, President

Review of the Riviera Community Club Mission Statement – Provide an environment for a quality of life for our Members through excellent member services and communications, create member value by listening to and understanding the concerns of the community, and safeguard the proper use of community funds, the quality of all Member owned building and grounds, and the impartial enforcement of the governing documents and covenants.

Roll Call: Sonja Hopkins, Secretary - Present: Dana Stirn, Peter Anderle via ZOOM, Sonja Hopkins, Phil Ronning, Therese Pasquier.

Approval of the Agenda – Motion by Phil Ronning to approve the agenda as written with exception of adding the appointment of Rob Steele to the Compliance Committee under MOTION 2021-10-04, seconded by Therese Pasquier, passed unanimously.

Approval of Minutes – Motion by Sonja Hopkins to approve the August 28, 2021- BOT Meeting Minutes as written, seconded by Pete Anderle, passed unanimously.

REPORTS OF OFFICERS

1. Dana Stirn, President, regarding proposed ferry ordinance and committees

Pierce County Ordinance 2021-102 – A proposal to increase ferry fees by 15.5% each year for the next two years, and part of a greater eight-year plan to continue the 15.5% annually for the eight years which results in a more than 300% fare increase. The PC Executive is looking to reduce county funding for our ferry. AICAB and The Emergency Ferry Budget Committee, Jacob Anderson, Chair - are collaborating closely with Jani Hitchen, Pierce County Council Member – District 6, who represents AI as well as others on the council. As it stands, they are looking to amend this proposal on behalf of the islanders. Wed 11/3/2021 via Zoom, Jani will present a counterproposal to the island. The vote is expected to take place prior to Thanksgiving. More information to follow.

Committees: Thank you to those who have answered the call to volunteer for our many committees. Getting these committees filled will be helpful for business to carry-on as we begin this fiscal year. Please email rccboard@rivieraclub.org, contact@rivieraclub.org or call the RCC Business Office 253-884-4093 with your contact information if you would like to join any committee and you will be contacted with more information.

2. Pete Anderle, Vice President, regarding short term rental county compliance

Short Term Rentals - Before the RCC Board jumps in to take any action ourselves, regarding Short Term Rentals - our focus presently, is going to be based on compliance to PC Rules and Regulations.

3. Sonja Hopkins, Secretary, regarding Annual Meeting minutes

Annual Member Meeting Minutes - The Annual Member Meeting minutes must be approved by membership at next year's Annual Member Meeting, but the draft copy will be posted on the RCC Website, rivieraclub.org, for members to access by next week. Any requests for changes to those minutes can be submitted to contact@rivieraclub.org or be called into the Business Office 253-884-4093 and will be noted for discussion at the meeting in September.

4. Phil Ronning, Treasurer, no report currently due to start of fiscal year

Budget & Finance Committee – This committee typically meets May thru June each year, however, we will be expanding this committee to meet throughout the fiscal year. We are seeking members of the community to join in examining the budget and the financial performance of the Riviera to improve our financial position and maintain and grow Riviera business operations best, to the needs of the Club.

5. Therese Pasquier, Trustee, regarding walking paths

Golf Course Cart Path - The golf course cart path is funded by golf cart path fees, charged to golfers who pay to use the path. This is not a fee charged in the General Assessment dues. The paths are not suitable to for use as walking paths for many reasons, the foremost being that it is unsafe and a liability risk to the RCC should anyone be injured by the uneven ground/terrain, stray golf balls, blind areas and carts being present, etc. Safety for our members is of the utmost importance to the RCC. Over the next months, we will be exploring other ideas/options for walking paths throughout the Riviera and looking to partner with the AI Parks Dept and others to explore walking path opportunities that are suitable for everyone, seniors included.

REPORTS OF COMMITTEES

1. ACC Committee, Dana Stirn, BOT Representative on Committee

The BOT has appointed Shawn Davis, Dana Stirn and Phil Ronning to this committee.

Site Development Packet - The soft copy draft of the 2007 Site Development Packet is undergoing internal review and will be shared at Wednesday's ACC Meeting. As soon as this document is approved by the ACC, it will be posted on the RCC Website @rivieraclub.org. This is last BOT and Membership re-approved original Site Development Packet. The prior BOT did a lot of leg work to identify the true and correct version of this document.

2. Compliance Committee, Joanne Mettler, Chair

The compliance committee hasn't met since April due to no quorum being met. Joanne met with Dana Stirn - BOT President, Dan Morgan - Community Development and Compliance Manager, and Nicola McDonald – General Manager, on October 15, 2021. Items discussed at this meeting:

- a) Committee process, current list of compliance issues as the last list was provided to the committee in March 2021.
- b) Current Committee policy and flow chart which was created by the prior BOT.
- c) Trustee liaison being appointed to committee.
- d) Docks and permits on Lake Josephine. Further investigation/clarity needed.
- e) RCC Website Compliance submittal changes and submitting via committee email.
- f) Letter to members with Compliance issues.
- g) Past Compliance List – no actions will be taken from this list that haven't already been initiated from last Compliance Manager.
- h) Seeking volunteers for this committee. Please email compliance@rivieraclub.org, contact@rivieraclub.org or call the RCC Business Office 253-884-4093, with your contact information.

Joanne thanks the BOT for making this a priority to preserve and maintain the beautiful Riviera on Anderson Island.

3. ACC-Forestry Committee, Sonja Hopkins, BOT Committee Liaison
Focused on getting up to speed with perimeters and policy relating to Forestry Committee and is impressed so far with everyone she has met and looks forward to having more details to share at the next BOT meeting. This committee meets the first and third Wednesday of each month.
4. Budget/Finance Committee, Phil Ronning, BOT Committee Liaison
No report at this time.
5. Golf & Greens Committee, Pete Anderle, BOT Committee Liaison
This committee meets beginning in April for the peak season. Looks forward to working with the Golf Superintendent, other members of the committee and club community.
6. Member Relations Committee, Dana Stirn, BOT Committee Liaison
This committee will be meeting Tuesday, November 2, 2021, in the MSR. The immediate goal is to understand and become familiar with open projects.

OLD BUSINESS (including essential motions approved between monthly board meetings):

Summary: Sometimes in between monthly BOT Meetings as a BOT it is necessary to take actions that are critical to business operations in order to move forward. These approved motions are listed here for transparency to membership.

1. MOTION 2021-10-01: Motion to approve appointment of Shawn Davis to the Architectural Control Committee effective 10/7. Motion by Dana Stirn, second bypassed, passed unanimously via electronic correspondence.
2. Motion 2021-10-02: Motion to approve appointment of Dana Stirn and Phil Ronning to the Architectural Control Committee effective 10/18. Motion by Phil Ronning, seconded by Peter Anderle, passed unanimously.
3. Marina Ramp replacement – Update on NOAA & NMFS - waiting on final permit approval
Update for the Marina Ramp replacement is that we are waiting on the final permit approval and anticipate more information to follow for the next BOT meeting.

NEW BUSINESS:

1. MOTION 2021-10-03: Motion to approve appointment of George Stewart to the Architectural Control Committee Forestry Committee. *Motion by Sonja Hopkins, seconded by Therese Pasquier, passed unanimously.*
2. MOTION 2021 10-04: Motion to approve appointment of Susan Anderson to the Compliance Committee. *Amended to also add Rob Steele for appointment to this committee. Motion by Sonja Hopkins, seconded by Therese Pasquier, passed unanimously.*
3. MOTION 2021 10-05: Motion to revise Associate Member Policy to remove credit score criteria as membership agreement and process does not involve credit. *Motion by Sonja Hopkins, seconded by Phil Ronning, passed unanimously.*
4. MOTION 2021-10-06: Motion to approve the following applicants for Associate Membership contingent upon clean background checks:
 - a. Dianne Avey & John Larsen (spouses)
 - b. Rick & Alyssa Donohue
 - c. Dan and Arlene Sessler
 - d. Valerie Albright & Steve Warp (spouses)

“Associate Member” shall mean individuals or corporations who do not own Riviera property and who are otherwise ineligible for membership or voting privileges in the Riviera Community Club, but who have been approved by the Board of Trustees for the SOLE purpose of using and enjoying the Riviera facilities on a yearly basis upon payment of an annual fee as determined and set by the Board of Trustees in connection with the annual budget. Associate members do NOT have voting rights and the total membership hereunder shall not exceed seventy (70). The applications listed have been waiting for as long as up to a year for approval while the AM Policy had been under review by the prior BOT. *Motion by Sonja Hopkins, seconded by Phil Ronning, passed unanimously.*

5. MOTION 2021-10-07: Motion to employ Clarke Whitney for the annual audit. *Motion by Sonja Hopkins, seconded by Phil Ronning, passed unanimously.*

GENERAL MANAGER’S REPORT: Nicola McDonald, General Manager

The Lakeshore has been busy with events and regular business.

There will be a newsletter coming by email shortly with information on events at the Lakeshore and “what’s happening” around the Riviera.

Please contact the Business Office by email contact@rivieraclub.org or phone 253-884-4093 with your email address if you would like to add your name/email to the email blasts for the Riviera.

The annual audit will begin shortly and hopefully will be finished by end of January 2022.

Trevor Thompson, Golf and Grounds Superintendent will be leaving the Riviera as he and his family are moving out of the area. Trevor will be missed greatly as he has done a phenomenal job for all of us in the Riviera and has been a valued and well-liked member of the Riviera team. Thank you to Trevor for his hard work and leadership. Thankfully, we have great talent with us already in Candace McElhenney, who has lived and worked for the Riviera for 24 years, 19 for Golf & Grounds and will be stepping into this role as interim Superintendent. She brings many years of experience and hands-on knowledge with the Riviera. Candy is certified and licensed in her field, has participated in the installation and maintenance of our irrigation system throughout our parks and golf course as well as operated heavy machinery and has worked closely with our outside vendors. Candy will also be furthering her education through the Golf Course Superintendent Association – which provides many resources. Trevor has a transition plan set for the next month so Candy can hit the ground running.

The American Legion has made another Covid-relief donation of \$2000 to the Lakeshore. The Riviera thanks the Legion for their ongoing support throughout the past year.

MEMBER COMMENTS

MEMBERS - TO SPEAK AT THE END OF THE BOARD OF TRUSTEES MEETING ON ANY TOPIC, PLEASE USE THE SIGN IN SHEET PRIOR TO THE START OF THE MEETING – FOR ZOOM PARTICIPANTS, PLEASE RAISE YOUR HAND AT THE END OF THE MEETING

EXECUTIVE SESSION (as needed):

Motion to adjourn and call for Executive Session under RCW 64.38 at a time and date to be determined for the purpose of discussion personnel matters; consulting with legal counsel and consider communications with legal counsel; and discuss likely or pending litigation, matters involving possible violations of the governing documents of the association and matters involving the possible liability of an owner to the association.

MOTION TO ADJOURN Meeting adjourned at 11:28am.

**MEETING MOTIONS
BOARD OF TRUSTEES MEETING
OCTOBER 30, 2021**

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