

RIVIERA COMMUNITY CLUB
Monthly Meeting Agenda
11016 Country Club Dr.
Anderson Island, WA 98303
Zoom Meeting



BOARD OF TRUSTEE MEMBERS
Dana Stirn, President
Peter Anderle, Vice President
Vacant, Secretary
Bill Quinn, Treasurer
Therese Pasquier, Trustee

Board of Trustees
Monthly Meeting Minutes
Saturday July 30, 2022, at 10am

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

AGENDA

Call Meeting to Order: Dana Stirn, President 10:05 a.m.

Review of the Riviera Community Club Mission Statement *Provide an environment for a quality of life for our members through excellent membership services and communications. Creating member value by listening to and understanding the concerns of the community. Safeguarding 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: Therese, Trustee Present: Dana Stirn, Pete Anderle, Bill Quinn Absent: Therese Pasquier

APPROVAL OF THE AGENDA Approved with the exception of adding MOTION 2022-07-07: Approval of the Union Contract and MOTION 2022-07-08: Motion to appoint Jerry Hines to the Board of Trustees

REPORTS OF OFFICERS

Dana – The BOT has been busy on a number of projects which will be covered under Old and New Business. Due to unexpected absences and transition our communications the last couple of weeks have not met our normal time frames and truly apologize. The BOT is working to get that back on track and also getting a contingency staff member who is able to handle all internet communications that include email blasts as well as website posting so if our primary person isn't here, we will have someone who knows how to do it in their absence. We are not able to share documents with the version of ZOOM that we are using, but there are just a few people online – please email me at rcc-president@rivieraclub.org, and I can send you today's agenda. We will be very clear verbally as we move through this meeting on what the Agenda topics are. Also, we would like to announce that the Annual Member Picnic will take place on August 20 @ Ray Park – the invite will go out this week.

Bill Quinn – I've prepared a document to provide information about our financial position and some of the things we're doing to bring you up to speed on how we're doing with our budget and receivables. For those of you who are in attendance, there is a packet available today and will be available in the office or you can request an emailed copy rcc-treasurer@rivieraclub.org.

Page 1- Analysis Cash and Security positions: (\$4,223,655) We have \$520,000 in the bank account. This account pays for all of our operating expenses, payroll, etc. (low audio.) The other operating account is for water \$145,600. The capital accounts to pay improvements to our water system is \$3,240,000. Capital account to repair and replace everything but water has \$318,000. Our financial position is relatively good at this point in time. I don't see any issues that we have. I made a note for the operating accounts, there are some prepaid assessments in the amount of \$47,000 and \$19,000, which are dues that people have paid in advance so that money will be available and applied next year but right now not a big deal, just full disclosure.

Page 2- Analysis of Receivables at end of last year: At the end of last fiscal year (Sept 30) we had an outstanding balance of \$742,000. Of this \$552,000 representing 94 Lots were five years old or more. In my opinion and that of the previous

BOT, we have tried to collect but owners are probably not going to pay. The item I wanted to bring attention to is 269 Lots representing \$742,000 – as of end of June this year, I would like to note that 233 Lots have not paid anything. Most of those are reflected above in the delinquent accounts we already have. I would like to point out that the prior BOT and this BOT has made a determined effort to collect on these accounts that we don't seem to be able to get. I know that Jan's BOT and this BOT along with the managers starting with Bill Palmer and Nicola, and now Phil have gotten an attorney and are now in the process of foreclosing – not asking for the money but foreclosing on these Lots. We have six Deeds in our hand right now and 59 that are in process. There is a concerned effort to get those Lots back one way or another.

Page 3- Analysis of Cash Receipts of Member's Dues: This is money is actually collected. On the spreadsheet we are talking about the source whether it's the Assessments for Non-water Operations, Water/Standby/Fire/Flow, Water User, Non-Water Capital, or Water Capital. As you look at the amounts we had collected compared to the actual Budget, we're about 84-90% - the only one that looks out of whack is the Water User Fee 61% - the reason for that is the yearly budget also includes the excess charges accumulated mostly in the summer. This is the way it presented same time last year but by the end of the year we had collected 100% of the money. Showing where we are at relative to the time that has passed, we have 75% of the months gone by and we are way ahead of that percent collected. Last year we actually collected more than 100% what we budgeted. Kudos to the office, Christine A/R and managers in the past that have made a good effort to get this money collected. The other part that is happening is because we have had an awful lot of sales, and now people can move properties, we are getting people who have been delinquent in the past are coming in and paying off delinquency because they want to sell or have sold. The cash receipts are looking good.

Page 4- Analysis of Revenue and Expense: Indicating that as far as our budget is concerned for the Revenue portion of it, we had budgeted \$1,621,000 to be recognized and collected as of end of June. We have actually collected or recognized \$1,846,000 putting us \$250,000 ahead in revenue. On the expense side of it we had budgeted to spend \$1,727,000 but have spent \$2,097,000 bringing us over budget. Net of the two is \$155,000, while it sounds not like a good thing, it's not necessarily a bad thing. It is made up of two things related to this collection of these 65 Lots we are foreclosing on. Close to \$80,000 of this is \$155,000 variance is attributed to bad debt expense written off on Lots that we actually collected and gotten back – these are the dues that they aren't going to pay us more on. The other part of it is that the collection effort that was originally budgeted for was a little bit smaller. The current BOT and Phil can address this in more detail but it was decided that because we had excess funds available to us in our operating accounts and due to the fact that we had started to collect a lot more money than thought previously so our bad debt expense forecasted (low audio). And also because of the turnover of properties and the transfer fees every time the deed changes which is substantially higher than other years, we decided to spend to go after more of these Lots. Again, we had 94 representing \$500,000 that hadn't paid anything for a long time. The Water Dept is running under budget by about \$9500. When you look at the details of Grounds, Maintenance and Buildings, they are under budget. The restaurant is over a little bit and the golf course is over a little bit but we're getting into the summer season where activity in those will start to catch up.

Page 5- Analysis of Golf Course: Is running about \$10,000 short but with summer season in and the cold Spring this is not troublesome, and we are tracking pretty close to where we want to be.

Page 6- Analysis of Lakeshore: The restaurant had more revenue than budgeted but it also had more expenses. That is because we had more food to buy to generate the sales but all in all it's running with a deficit of about \$28,000 – with summer on I don't see that's a problem. As it relates to last year, we ended up only (losing) in excess expense over revenue \$15,000. In prior years that has been in the hundreds so again, kudos to the prior BOT, hiring of the people in there that know what they are doing. Nicola had a lot of experience in this and that contributed as well. The prior boards that authorized the expenditures to redo the restaurant – that extra money that we spent to build the deck on the outside and the way it looks now is bringing a lot more people in.

Page 7- Analysis of Capital Reserve Expenditures Non-Water: Budgeted expenditures \$220,000 – As of end of June we have spent \$75,000, leaving another \$75,000 to spend. That money will be spent while in summer season when projects often happen. The \$75,000 we had budgeted for the Marina Launch Ramp as a third installment is being pushed into next year.

Page 8- Analysis of Capital Reserve Expenditures Water: Budgeted expenditures \$146,000 – As of end of June we have spent \$220,000 but of the items that were over, they are prior budgeted amounts for the main water replacement project to be done next year – pipe became available at a good price and was purchased for the benefit of the community. Again, with a budget of \$3,500,000, I'm not afraid of the water running out of cash any time soon.

REPORTS OF COMMITTEES

1. ACC Committee, Murry Stewart, Chair **Murry** - The ACC has been very busy the last few weeks. Five new site-developments went through, total of 30 for the year. There are about 15 active permits for digging perc holes. In going out and looking at the perc holes, they are not disrupting as badly as they were at one time. Virginia Cummings is coming back to ACC; she has a lot of knowledge and will be very good for the committee. This brings the committee up to four members, but we still need at least one more member and we are looking for volunteers. The ACC meets 1st and 3rd Wednesdays of the month. If you would like to show your love for the Riv and give back, we would love to have you. Please reach out to the office contact@rivieraclub.org or 253-884-4093. Thanks to the community for doing a great job communicating and resolving issues.
2. Compliance Committee, Joanne Mettler, Chair **Joanne** -Thanks all volunteers for their part in being a part of the team. The Compliance Committee has been up and running again for about six months and has had a considerable amount of success. Dan Morgan, Riv CDCM has been instrumental in helping us and we appreciate his efforts. We have helped 30 members find positive resolution to some possible compliance issues. We are happy to say we are engaged with about a dozen members to resolve other issues that have come up from anything like abandoned RVs to trailers, to more urgent matters like Lots being cleared without permits. And like many things, to some degree, compliance go seasonally – we are much busier here in the summer months on the island and we are really trying to educate members for things like crowd control at the parks, use of our amenities and common areas, restrooms, docks – these are for everyone to use and we must care for these collectively. We are trying to encourage people to not tie up their personal boats, paddleboards, etc., to the finger docks, public docks. The folks that maintain the parks cannot do their job with personal items left there. Thank you to the Members and the BOT for working so hard and keeping our community and respecting our Riviera Guidelines. If folks aren't aware, there is a place on our website rivieraclub.org where compliance questions or concerns can be submitted, please become familiar with that resource.
3. ACC-Forestry Committee, Steve Evans **Dana** – Summary: The tree removal requests have been steady all season. Most of the requests have been for dead or diseased or damaged trees that are in danger of falling on another Member's property. Reminder that if a tree is more than 6" in diameter, that in your judgment is a risk to your home or safety, please call the office or email forestry@rivieraclub.org, they'd be happy to help. ACC-Forestry has four members currently and looking for a fifth member. This is an opportunity for those who want to donate their time to helping the Riviera Community. The committee meets the 2nd and 4th Wednesday of each month.
4. Budget/Finance Committee, Phil Ronning, BOT Committee Liaison **Bill Quinn** – The committee has been working on the Budget the past month, it's been a little complicated because we lost our GM while preparing the budget. As it stands right now, we have most of budget done except for payroll, which is essentially due to the fact that the Labor Agreement, which controls how much employees get paid has just come to a conclusion Thursday so Phil could actually put numbers in. Looks like another week before the budget is completed – I would only say that with inflation and new labor contract we are looking at an increase this year – how much is yet to be determined. Your committee is doing its best to make sure that whatever that increase is, it is justified and we're only paying for things we need and not what we want.
5. Short Term Rental Committee, Peter Anderle, BOT Committee Liaison **Pete** - The STR Committee, Jeff and the volunteers have done a really good job putting together a comprehensive package for a recommendation to the BOT and will be presenting next month. Because we want to hear all voices and due to absences and confusion of mtg time, we had to postpone. The committee will meet one more time – and present in August. Date TBD
6. Golf & Greens Committee, Pete Anderle, BOT Committee Liaison **Pete** - Ladies scorecard update for handicap index and what not, we are validating the men's distances from the markers to the greens and next meeting we should know if the men need any changes in the handicap system or not. Once this gets done, we will ask to reprint the foldable scorecard, so everyone has one scorecard. Part of the walk on the golf course – we will be getting tree limbs trimmed as needed once we receive a bid.

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

1. Motion 2022 07-01: Approval of May Board of Trustee Meeting Minutes, approved unanimously
2. General Manager Hiring **Dana** - We've had one candidate have a formal interview and is moving on to a final on-site interview that will take place 2nd week of August. He will be meeting with the BOT and Riv Managers. The position is still open, and have had a handful of additional applicants, however, the trends are that they don't meet basic qualifications and/or they are living outside of the PNW. An update will come next month.
3. Member & Guest Conduct Policy **Dana** -There has been a lot of discussion about Member and Guest conduct, working with legal and there have also been some security issues that have popped up on-site at our amenities that Phil will elaborate on in his GM update. This is on the Agenda so we can track it -We've been working with legal on Member and Guest Conduct Rules and Enforcement per Article 8.01. Extends to Common Areas and Amenities. We look to have a draft of that at our next meeting. We will review that verbiage at our next BOT meeting.
Jan Bolton – When do members get to input to your review? You're going to present what you think the recommendation should be but transparency goes both ways so to not present it to membership for feedback before you adopt it would be (low audio).
Dana – We're happy to have membership input – once we have that verbiage.
4. Final Call for Candidates **Dana** - We have extended the deadline to Aug 2, we know there are a couple of people on the fence – on island time, so this gives them more days to get the one-page bio submitted for those running for the Sept election. We've sent out a couple email blasts and mentioned at a couple meetings that there are four open BOT seats just by the nature of two resignations that took place this year and last year of five open seats and two only had one-year terms. If you are interested or on the fence the BOT is happy to discuss and answer questions.
5. Marina Ramp replacement **Dana** - We were chugging along on this, however, one of the depts would now like to do review of the smelt reproduction study at the Marina prior to providing the permit to move forward on the processes of the engineering and building. This will be delayed until next year due to the ecological surveys needing to take place.

NEW BUSINESS:

1. MOTION 2022 07-02: Motion to approve Associate Membership application for Rich & Lee Ellen Bell
Pete moved, Bill seconded, passed unanimously
2. MOTION 2022 07-03: Motion to approve Lot line Vacate Request for 02/54 & 02/55, Werlich-Ryan
Pete moved, Bill seconded, passed unanimously
3. MOTION 2022 07-04: Motion to approve Lot Line Vacate Request for 10/87 & 10/88, Sims
Pete moved, Bill seconded, passed unanimously
4. MOTION 2022 07-05: Motion to appoint Virginia Cummings to the Architectural Control Committee
Pete moved, Bill seconded, passed unanimously
5. MOTION 2022 07-06: Motion to appoint Steve Dwoskin as Chair and Dale Donndelinger as Vice Chair of the Golf & Greens Committee *Pete moved, Bill seconded, passed unanimously*
6. MOTION 2022-07-07 Approval of the Union Contract
Pete moved, Bill seconded, passed unanimously
Pete – Discussion – The previous contract ended end of May. We've been working under the old contract. Collective bargaining has been ongoing, we reached an agreement last week. There should be no changes but will need to be ratified by the union members. It's good for all of us, however, it will cause an increase in Member Dues. It is an increase in wage and benefit package for the union staff and that will be reflected over all to 'we' all pay for that as part of our Annual Dues.
Jan Bolton – What is being left out I would like to know, is it a reasonable, standard or extraordinary increase?

Pete – This is a three-year contract – over the three years the cost of living has been capped at 5%, been looking at 8,9,12% increases in cost of living. The last contract was very good to us. This one captures the percentage to their benefits, captures pension as a small increase, their benefits pkg -the union members still pay a percentage of, no longer a set amount – it will change year over year. This is good, it gives the union members due diligence to plan around their earnings.

Phyllis Zander – *The only concern I have, personally, is that we have really good employees here. And they try very, very hard to do their job. The concern I have is that we live on an island, and I need to know that the job description for each one of those employees and the skill set they have at their particular job and the price and amount of money they are making from that job, is comparable to other places. Because just to increase it every year, if the skill set is not there or there is need for more skill set in certain areas, I think that needs to be part of the condition with the union. Making sure that the people we have, and I like the people we have and I think they are good at what they do, making sure we're on track and comparing other places. I am interested in the GM – who has the control of the employees.*

Pete – We have compared, and nothing is quite like The Riv – I think we have a good deal here. Your concerns are for the GM to manage operations and the people in those positions.

Phil – We have 16 union members and those are all of the outside workers and those inside this building with the exception of the GM. None of the restaurant management or staff are included in the union so they are not affected by the contract. The majority of the workers at the restaurant receive minimum wage plus tips. That's a general principle – minimum wage is \$14.49, and it goes to \$15 Jan 1st (projected) What we've said in the past of the benefit of the union here is a protection for our employees. Management is constantly changing here. We've had 27 managers including me in 45 years. Which means the employees don't have anyone they can rely on over time. They can trust the GM today but their experience is the GM won't be here tomorrow. They cannot rely on the BOT because it changes every year – half the board changes. This is fundamentally why union came to the island and why the union is good for our employees because they can't rely on us. One of the jobs of the union is to ensure that what we're paying on the island is equivalent to what we would be paying in Lakewood or Tacoma. Now we're not exactly the same and I recognize that. There are people who come here because it is cheap, so we've had wages that were less than mainland but that's no longer the case. Home prices are escalating here perhaps faster than Lakewood or Tacoma. Our labor contract is catching up – not as good of contract we had three years ago but it is still a good contract. This year it prices out at less than 9% for the full package. With inflation in excess of 10% I feel that is a reasonable ask and a reasonable give. I'd like to acknowledge Pete as lead negotiator in this contract – well done.

7. MOTION 2022-07-08 Motion to appoint Jerry Hines to the Board of Trustees

Pete moved, Bill seconded, passed unanimously

Dana – Discussion – There are member concerns regarding this Member's previous association with The Friends of Riviera, however, Jerry stepped forward to apply and we are low on applicants. He has great HOA experience, and has been on two other HOA Boards, recently dropping off one due to house sale. We think his expertise and experience he can help us with projects left outstanding for the next eight weeks before the election. We are looking forward to Jerry joining us – we also value differing opinions – here on the BOT we have healthy discussion. Welcome Jerry.

8. Call for Election Committee Volunteers **Dana** – We are going to put out a call for Election Committee Volunteers this week. For those in the room, if you or you know somebody would like to join this committee, please call the office, or send an email to contact@rivieraclub.org and include your contact information. This entails only a couple of meetings.

Pete – I encourage you to reach out to get folks volunteering. We are short of candidates.

9. RCC-Owned Properties **Dana** – As Bill mentioned, there has been a great deal of work done to try to clear out and collect on those (low audio) RCC. We do have six properties that have come back into Riviera's possession. All empty Lots. We are working out the process of what it will look like to sell these. There is a financial benefit to getting those out of Riviera's possession and into owner's hands. We will get the price of the sold properties and covers the legal fees to get those back into Riv's hands. Getting them back into Member's possession helps with collecting annual dues.

Jan Bolton – *Do you know what that process by which you're going to sell these lots is? It seemed rather unfair to later find out that some of the Lots that one of the previous GMs knew somebody was looking for a Lot and he would tell the people "I'll tell you when I have a Lot come up for sale" so that would never get out to the membership which meant certain members had added benefits that the rest of membership did not have. I'd like to see a firm, fair straight forward process by which all membership was notified of what Lots were for sale and what date the solicitation would be put out there so there'd be no back-door deals. (low audio) There used to be a bid process.*

Dana – These just came into our possession last week and we had a meeting. (low audio) Rest assured that our priority is making sure that Member's know about these Lots first before anyone else and there would be a window of time that Member's will be able to purchase these lots over any other interested parties.

Phyllis – It is important that the new buyers are made aware of the Covenants & Bylaws. Because I tell you people who sell Lots to other people and a lot of those people never even knew about the Covenants & Bylaws. A large amount – the majority of people have never read the Covenants & Bylaws.

Dana – Phyllis just brought up a good point that new property owners obtain and understand the Covenants in place. We found that was an issue, just with I think, Covid and everything else going on, that the Welcome Packets weren't going out consistently. So, digging into this, typically the Covenants & Bylaws are included in title paperwork when you are doing all of your signatures and what not – you're excited to get a new property. You're not digging through hundreds of pages that you're signing and that's where the Covenants should be. However, we are sending out new Member Packets that include the Welcome and Covenants & Bylaws. I think with everything, communication is key and so your (PZ) point that people aren't doing due diligence beforehand. We also have Dan, who is starting to work with Real Estate agents. We see some Real Estate agents more frequently, but there are just more Real Estate agents coming from off-island that are now representing Lots and different sellers so we're trying to have Dan be creative on how he can proactively inform these agents about our Covenants & Bylaws. Dan is doing good work around that and look at the perc hole issue – seeing a problem and trying to educate and get ahead of it – we're finding good traction there. Same thing with people understanding our Covenants & Bylaws prior to sale. (low audio)

Pete – Notification to members for Lots for sale will likely go out 30 days prior to listing. We want to make sure that we notify all adjacent owners of the sale. Typically, if you have a place, you want to expand or you want to protect your privacy and what not – if we already have a Member in good standing, then we would like them to own the Lot next door more than not. We will proactively do both. And we will not exclude people.

Jan Bolton – *If you notify the Member next door, I'm looking at a Lot down the street from me that I would like to get my hands on and trade it with the people next door. Be careful.*

Sonja – *Just as a point for clarification, this is the first meeting I've been in where discussion from the membership has been included in the discussion instead of waiting for the end. Is that policy changed?*

Pete – No we just loosened it up today. **Dana** – Yes. It's summer, we're all wearing shorts, it's a little bit looser today. I think that today's discussions have been good and on point. If it's not on point of course or not pertinent they will wait until the end.

GENERAL MANAGER'S REPORT

Phil – First, I would ask for a moment of silence for two of our employees. One lost a sibling, and another is about to lose a sibling and the drowning in Lake Florence – I think it appropriate – the drowning in Lake Florence – there were a lot of us at the Old Swimming Hole that day. And our volunteer Fire Dept responded.

I'd like to thank Bill for the great work he's done and continues to do – he has worked on budget and financial reporting for 35 years and 10 years at the Riviera. Stunning work.

Another reason it has not been a quiet week, is for the first time in 35 years, I've had somebody say to me f-you angrily to my face. I'm sure I've had someone say it to my back but never my face. As a General Manager and an incident occurs and there is no one else to show up, I feel it is my responsibility to show up particularly when an employee has been threatened as has occurred. I'm not exactly sure what to do about this. It seems to be an increasing problem as the community grows and we get more visitors and guests. All three of these (incidents) were guests of Members- not Members but guests. I don't know what this trend signifies but the community need to reflect on how do we – with no

Sherriff, no police force on the island. We should anticipate an increase in these kinds of events and circumstances. I'm happy to respond and do what I can, but I'm not a security guard – I am not equipped to handle a violent situation. We have Members who have security or law enforcement background who are happy to step in in an unofficial capacity as a friend, as a neighbor. We will be addressing how we can protect ourselves in a manner that doesn't put ourselves in harm's way in terms of liability or increasing danger on any front. I believe it's an issue that we have to address.

Member in attendance says *Members are responsible for their guests. (low audio)*

Phil - Generally that is the case, but in the case that just happened, the Member is scared to death of her son. I'm not sure what to do – or how to address that. He does not have a Guest pass; he is the Member's son, and he lives at the place. It's going to continue to be a problem.

Member in attendance asks *questions about guest cards.*

Phil – One of the incidents at the Marina – no one was going to ask this guy for his guest card. Low audio – he was unapproachable. This is going to be an ongoing concern and I think we need to believe.

Pete – There was an incident last night where other things happened, but I want to just say – encourage anybody if you ever feel threatened – life safety – 911 is your friend. You have to call. If there is a problem, they don't get dealt with unless you call. If you ever feel threatened, call 911.

Jan Bolton – *What Phil is bringing up, I will tell you in the past, the GM has gotten phone calls from Members repeatedly, in which the BOT was never aware of these calls. And there is a lack of information by Membership knowing what's going on. I'm not saying today or yesterday, or anything like that but there has to be a way that the rest of us knowing there are issues. I had no idea that our Marina Host had issues or was threatened or something like that or whoever it was. I'm just saying we don't hear about it all and then suddenly we find out that there is an ongoing problem. I know a lot stops with the GM; the BOT does not hear it.*

Dana – I think Phil sharing this today is an effort towards transparency which we are trying to (low audio)

Jan Bolton – *I appreciate him bringing this up but it would be nice to get a list of what the threats have been or somehow incorporate it into this. We don't even know what is out there.*

Phil – As part of the security policy and I said before a policy is guide for thinking and a procedure is a guide for action. I don't know what to think about when I am put in that situation and there certainly isn't a policy for okay – first call 911, second call Jim Bixler, and we need to have frame of mind about what we're going to do with security problems. Another point has been made – one of the volunteer fire dept guys were in my office yesterday and I shared this with him and he said "well, that's easy – you just slap them." Not physically, but law enforcement is able to -they learn to have presence with evil doers. I said a lot of these people I've encountered aren't 'all there.' He said 'who do you think the police deal with? Most of the people we encounter are not 'all there' and we know how to deal with them. He would slap or shake them, shake them or slap to get them to settle down, listen and get out of whatever mindset they are in. So- I don't know what the answer is but we as a community need to be concerned about this.

Phyllis Zander – *Unfortunately, you know I've said this before, probably a hundred times. The quality of life is gradually changing (low audio) this here on the island. And it's no one person's fault – it's just the way it is. We need to be able to curtail as much of it as we possibly can. The rental situation is one thing, and quite frankly, I drove this morning over here, there were four cars outside on the street, three cars in the driveway, five cars over here on the street with two cars in the driveway – four cars over here on the street with one in the driveway and I'm going "that's a lot of people on the short drive I just did." So that's what we have now. Especially, in the summer there's going to have this, there is going to be all these people here that are not normally here. Summer will be a nightmare.*

Member Discuss (low audio)

Phil – The reason I brought it up is first of all, that I was personally affected, and it is my job, and I'm happy to do it but there's a limit to how much I can do. I will continue to address this.

Also, on the agenda and the budget for some time is the Bocce Ball court. Here is the original petition (holds up) signed by over 50 members saying 'we want a Bocce Ball court' – this continues to be problematic because there is no where to put it that meets our needs as a community and the needs of the Bocce Ballers. The original concept is it would be on the lawn adjacent to the Lakeshore. This is a problem with Pierce County because of shoreline incursion. It is probably not possible there. I met with the folks who started this and most of them are pickleball players of the community. They said they wanted a regulation Bocce Ball court – 91'. There aren't a lot of places that can accommodate 91'. One other place suggested was the pathway area from the parking lot down to the restaurant. First of all, it would probably cost

\$40,000 of earth leveling because it's sloped and there are a lot of pipes underneath that area and it's only 60' long so that is not going to work. Apparently when you play Bocce Ball, a key part of the process is holding an adult beverage in one hand. They said if it's not going to be near the Lakeshore, don't bother. Someone suggested next to the tennis courts – but they said nobody will go there to play. This is a problem I continue to work with the representatives.

Jan Bolton – *Okay, they are just some members. Some of us never saw the petition and got to sign it, so why doesn't that go out to Membership and let Membership weigh in on it?*

Member Discuss (low audio)

Phil – This petition was signed August 2019 and we're still talking about it. It's in the budget for \$12,000. I don't feel correct in ignoring the request. Just wanted you to know, we're working on it.

I have had a number of complaints of being refused service after 6pm at the restaurant. Told they're too busy or full but there are seats available but said they can't serve you. I have an idea that the problem is not servers but the line. The number of cooks, I don't know. It is not something that I can fix by edict. I need to spend more time at the restaurant observing and working with management. Two of the complaints came from two firefighters who were going to come earlier but their beepers went off and they had to respond to a call and went back to the restaurant and can't be served. We certainly need to take care of our fire dept. If nothing else, have salads or frozen pizzas or something.

Members Discuss (low audio)

Phil – Expanding handicap Parking at Restaurant (low audio) – We have new hosts at the Marina and Campground, were doing great work and we're very fortunate to have them.

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 Dana – 11:37am

MEETING MOTIONS
BOARD OF TRUSTEES MEETING
JULY 30, 2022 @ 10AM

MOTION 2022 07-01: Approval of May Board of Trustee Meeting Minutes, approved unanimously

MOTION 2022 07-02: Motion to approve Associate Membership application for Rich & Lee Ellen Bell
Pete moved, Bill seconded, passed unanimously

MOTION 2022 07-03: Motion to approve Lot line Vacate Request for 02/54 & 02/55, Werlich-Ryan
Pete moved, Bill seconded, passed unanimously

MOTION 2022 07-04: Motion to approve Lot Line Vacate Request for 10/87 & 10/88, Sims
Pete moved, Bill seconded, passed unanimously

MOTION 2022 07-05: Motion to appoint Virginia Cummings to the Architectural Control Committee
Pete moved, Bill seconded, passed unanimously

MOTION 2022 07-06: Motion to appoint Steve Dwoskin as Chair and Dale Donndelinger as Vice Chair of
the Golf & Greens Committee
Pete moved, Bill seconded, passed unanimously

MOTION 2022-07-07: Approval of the Union Contract
Pete moved, Bill seconded, passed unanimously

MOTION 2022-07-08: Motion to appoint Jerry Hines to the Board of Trustees
Pete moved, Bill seconded, passed unanimously