



Board of Trustees
Meeting Minutes
Saturday, November 19, 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: Luke Atzert, President : 10:01am

"All of our actions are taken in consideration of achieving widespread member benefit."

Roll Call: Terry Kliever, Secretary – Present: Luke Atzert, Dana Stirn, Jerry Hines, Terry Kliever, Christopher Frye

1. OPENING STATEMENTS

1. Committee members will be provided with orientation to ensure recognition that their role is advisory, and members' rights must not be violated
2. Governing Documents must be updated to conform with State Law and to provide for electronic communication in addition to current method of traditional mailing

2. REPORTS OF OFFICERS

No reports this month

Ad hoc Short-Term Rental Committee - Dana: The STR Committee provided their recommendations to the BOT in August 2022. These recommendations will be posted online for Members to access for review and give Members the opportunity to provide feedback. The details and progress of this process will be provided in an upcoming Newsletter.

ACC – Dana: There is a significant slowdown in Member projects submitted due to the winter season in addition to the economic environment.

Forestry Committee - Chris: Four submissions this week and four approvals. The BOT has asked the committee to start highlighting the success of re-planting trees; bringing attention to the benefits of regrowth and planting new trees in hopes that this will encourage members to plant and replant trees. Also focusing on trees that benefit our island environment and which do not. Thank you to Dan Morgan for doing such a great job assisting members with their forestry projects.

3. REPORTS OF COMMITTEES

No reports this month

4. OLD BUSINESS (including essential motions approved between monthly Board meetings):

1. MOTION 2022 11-01: Motion to approve minutes of October 19, 2022, BOT Meeting
Terry moved, Dana seconded, passed unanimously
2. Purchase of CDs Update – Jerry Hines, Treasurer 10 CDs were bought with Water Capital Reserve dollars at \$250,000 each, with varying terms giving the opportunity to access the money if needed with no penalties. It is expected that these CDs will earn \$100,000/year in interest, all except one at above 4% interest.

5. NEW BUSINESS:

Nominations for Committee assignments and appointment of chairpersons.

1. MOTION 2022 11-02 Motion to approve all committee members and chairpersons. List attached*
Terry moved, Dana Seconded, passed unanimously.
2. MOTION 2022 11-03 Motion to approve sale of lots 18/056 & 22/12
18/056 \$6,000 to Larry Gramling
22/012 \$6,600 to Larry Gramling
23/286 \$5,000 to Adam Tucker
12/016 \$6,000 to Debra Johnson
Terry moved, Dana seconded, passed unanimously
3. MOTION 22 11-04 Motion to amend Motion22 11-03 to include the sale of lots 23/286 & 12/016
Terry moved, Jerry seconded, passed unanimously

6. GENERAL MANAGER'S REPORT

- Phil Ronning – Outside staff – Golf & Grounds and Buildings crews have been busy. Two septic problems have been fixed. The first at the Marina and the second, replacing two septic tanks at the campground. These are things we don't see but need and benefit from. Thank you to the workers for their service.
- In addition, these crews have pulled the marina floats, they will dry out and be maintained in Spring.
- Mailbox stanchions are being rebuilt, repaired and/or replaced as needed.
- Lakes Committee – First meeting is upcoming. The committee has four members. Looking forward to a successful effort in addressing problems confronting our lakes. Geese and their 'evidence' of having been there is an ongoing problem and growing exponentially each year. Not only for our use of the parks but also for the lakes themselves as the 'evidence,' is a main ingredient in the growth of blue-green algae.
- The Lakeshore restaurant will be closed on Dec 5th for the Riv Employee Christmas Party and Dec 6th for the Fireman's Ball. Many members of the community will be attending these functions.
- There was a fall outside the restaurant this month and as a result of this, an area outside the restaurant cold asphalt has been added to the area as a short-term remedy. The concrete outside of the entrance and parking lot will be replaced in conjunction with the water main replacement on Country Club Drive in Spring 2023.
- A newsletter is up and coming and being produced in-house rather than set out to print and will be more cost effective.

7. MEMBER COMMENTS

**MEMBERS - TO SPEAK AT THE END OF THE BOARD OF TRUSTEES MEETING ON ANY TOPIC FOR A MAXIMUM OF THREE MINUTES, PLEASE USE THE SIGN IN SHEET PRIOR TO THE START OF THE MEETING. ZOOM PARTICIPANTS, PLEASE INDICATE YOUR INTENTION TO SPEAK AT THE BEGINNING OF THE MEETING AND THE NATURE OF YOUR COMMENT OR QUESTION*

MOTION TO ADJOURN 10:50

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.

Next meeting: January 28, 2023

MEETING MOTIONS
BOARD OF TRUSTEES MEETING
NOVEMBER 19, 2022 @ 10AM

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