

Board of Trustees Meeting Saturday July 29, 2023, at 10am

Summary of Actions

Meeting called to order at 10:03am

Reminder: President, Luke Atzert. The Board's mantra is "All of our actions are taken in consideration of achieving widespread member benefit."

Private Security Assessment:

In response to member interest into the possibility of hiring private security for the RCC, Board Secretary Erin Cooper made a presentation based on her research.

Main Points:

- There are strict limitations on what security personnel are allowed to do and where they can go.
- Due to recent Pierce County R.C.W changes, there is an extensive list of incidents/crimes that **are not** pursuable by law enforcement.
- If law enforcement can't/aren't able to respond, private security isn't allowed to pursue or apprehend a suspect either.
- Employing 4 private guards to cover security around the clock would cost members more than \$500,000 a year.
- The best thing for members to do when a crime is committed is to make a report to the police themselves and get a case number. Filing reports will indicate to the Sherrif's office where patrols are needed.

Potential Cole Point Association Annexation:

-Members will be mailed a copy of a letter that includes the RCC's response to Cole Point's (65 residents) request to join the RCC to utilize the water system. At this point the RCC is not allowed (according to covenants and bylaws) nor willing to sell members of Cole Point water, so the only way for those residents to access our water system would be integration in the form of annexation. Although this subject has been approached in the past, this is the first-time annexing Cole Point into the RCC has been considered.

-There are no action items going forward. The BOT is exploring the viability and willingness of Cole Point, and its members to meet the requirement of the Riviera Community Club should we allow them access to our water system. Those requirements would include zero cost associated for Riviera members.

-According to Russ Rodecker, Superintendent of Riviera's Water Department, the most important thing here is protecting the island's water supply(aquifer) and limiting the number of punctures into the aquifer.

-Every time the BOT has new information it will be made available to all RCC members.

Committees and GM Report:

-All committees have had a busy and successful summer. In July, 20 new permits were issued for architectural projects, including 2 new site developments. 5 permits were closed after receiving final approval, including 2 site developments. There are now 142 active permits that includes 41 active site developments (18 in 2023) and 47 active permits for PERC Holes.

-As always if you have projects that are finished but haven't requested final approval, please do so by calling the office and we can help close the permit and refund your deposit fee.

-The Forestry committee has had an active summer and members have committed to replanting more than 100 trees in 2023!

-The Lakes committee has been meeting monthly and monitoring the health of our lakes. Last year we had a significant problem with blue green algae in our lakes. Blue green algae is present in virtually every lake in Oregon and Washington in various stages of bloom, however we **have not** had a significant bloom problem this year and there **is not** a serious health threat to the average person. The temperature of both lakes is 72 degrees.

-We are doing many things to combat goose poop in the parks. Candy has put out coyote silhouettes, and we are trying a product called "geese away," a device that projects a low red light that sits at ground level and bothers the geese to the point where they move on. We are encouraged by the early results and feedback from members who have been finding the parks cleaner than usual.

-We've made some changes at the restaurant. Members can expect more positive changes including adjustments to the menu. We will keep you updated.

-The marina ramp has been a topic of discussion for a handful of years. The Department of Natural Resources and the Army Corp of Engineers do not require the RCC to replace the ramp, therefore we're examining alternatives plans such as repairing the ramp; we have a plan in place and it's now subject to approval by the DNR. Hopefully this will result in significant savings. We will keep you updated as we know more.

-After a year of effort, the reserve study is finished. The study is an evaluation of existing fixed assets based on estimates of the useful life of each asset. A computer program spreads those replacement costs over 30 years and determines how much we need to set aside each year so that we have money in the bank when it comes time to replace those assets. The last full survey was done in 2011 and it called for a significant increase in the amount we set aside every year for reserves, and unfortunately that recommendation was not taken, and we've been setting aside less money than the study said we should. As a result, we are presently underfunded in our reserves and we're evaluating what to do when we prepare our budget for next year. We are aware of our fiduciary responsibility to you as members to ensure that sufficient funds will be available to replace assets in the future. If you have any comments or questions please give GM Phil Ronning a call. We will keep you updated.

Member Comments/Questions:

-Many visitors and short-term renters aren't aware of the Riviera or its rules. Is it possible to have guests check in at the office and pay the \$25 member-renter transfer fee.

At this time, we have not determined a process on how to administer fees uniformly – including means of enforcing the fee for members who do not choose to voluntarily pay and/or when members are renting/how many reservations they are either paying or failing to pay, etc. Additional consideration needed to move to this level of administration.

-I appreciate all of you and I know how much work it is.

Thank you.

-In November the BOT presented a list of things it was going to implement concerning STR's, what happened to those things?

The RCC has collected a listing of identified STRs, which has been submitted to Pierce County Code Enforcement for 1) registration with Pierce County and 2) compliance with regulations, and crafted a RCC-specific "Good Neighbor Brochure" that has information for renting members, their short-term renters and neighbors.

-Do we have membership cards? We don't know who our members are.

Membership cards are available through the RCC office for anyone who would like to obtain their card. However, cards have not been used for any practical purposes for a long period of time. There is general discussion of how to link cards to direct member benefits in the future.

-Why are there no metrics? How many golfers do we have? How many people are at the restaurant?

Each month we provide a summary of the month's results along with Year-to-Date statistics we call Key Performance Indicators (KPI). Apparently, we ran out of copies at this meeting. Please request through the office. The restaurant generated the most monthly revenue in its history in June at \$107,000 and 1,055 rounds of golf were played as seen on the Key Performance Indicators report.

-If we have violent crimes taking place like aggravated assault, I would like to learn about it from the Riviera.

Please refer to Pierce County reporting for crimes and alleged crimes. The RCC will communicate regarding issues or incidents that threaten the greater RCC community including property crimes to our shared spaces. The AIFD and Pierce County Sheriff's office do not report any facts to us, and we will neither report nor substantiate rumors.

-Has Phil had personal discussions with members of Cole Point Association. I don't believe that the general manager is in a position or should be a part of this discussion, it's really a board issue.

The Cole Point Association requested the RCC Board of Trustees consider annexing their association to gain Lake Josephine Riviera Water rights. At the RCC Board's request, The General Manager collected initial information from Cole Point lead contacts. As stated in the posted letter for RCC members, only exploratory conversations have occurred with no decisions made as this is a decision for membership to make. To date, the posted letter has not been mailed out as printing and postage needs to be paid for by Cole Point Association. As promised to membership, RCC members will bear NO COST for any items related to this inquiry.

-You just said to us today that if we don't adhere to the new Washington RCW's about changing our bylaws, you would take us to court. It's my understanding that we do not have to follow the RCW's so I would like to get a determination from our attorney.

*The principal reason to amend our governing documents is to allow for electronic communication with Members for matters such as voting, disseminating information in advance of the Annual Members' meeting, etc. Such a change will result in **significant savings** to Members through reduced printing and postage costs. There is no intention for the Riviera to "take us to court." State law provides a process for a court to approve changes to an HOA's governing documents specifically to bring these documents into compliance with the law. We are aware of no exemptions to Washington State laws available RCC or any other HOA.*

-Why are new site developments allowed to go beyond their ACC permit expiration date without fines?

New site developments may be granted a 6-month extension. If they fail to be completed during that time, they are referred to the Compliance Committee for review and violation process if appropriate.

-How many members have been fined this year I'd like to know because that's a big deterrent for people.

Six Members have been fined this Fiscal Year and 24 enforcement letters have been sent to Members. Most often our neighbors need help and advice, not deterrence. We work diligently with our neighbors to bring them into compliance and believe that fines are a last resort in the compliance process.

-What is Phil's role at the restaurant and what is the plan for the future?

The General Manager adheres to the annual budget and works with the manager of each division, including the restaurant, to be good stewards of memberships' money. As the restaurant was not performing to expense expectations, a leadership change was required. Angel Wiggins has been promoted to Restaurant Manager and Head Chef.

-This BOT isn't being transparent like they said they would.

Meeting Summary Notes have been restored to capture information covered in Board Meetings. Member inquiries have been responded to in this new format, and the BOT is sharing with membership the items being worked on, which are communicated at each monthly Board Meeting.

-We have a wonderful Board that we voted in, and a wonderful GM, so let's trust them to do a good job. Whether Phil is experienced in restaurants or not, he's going to make good decisions, and sometimes difficult decisions for us regarding the health of our restaurant. Sometimes terminations involve private details, so it may be best to leave things as private.

Thank you.