



**Board of Trustees
Meeting Minutes
Saturday, July 29, 2023, 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 10:03am

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

Roll Call: Secretary, Present: Luke Atzert, Jerry Hines, Erin Cooper, Christopher Frye & Dana Stirn by ZOOM

APPROVAL OF PREVIOUS BOT MEETING MINUTES-June 24, 2023

Motion to Pass: Chris, Luke second, all yes, passes.

NEW BUSINESS

1. **Security Assessment-** Presentation by Erin Cooper about the viability and cost of private security for the Riviera. Conclusion: not a feasible option at this time.
2. **Cole Point Association Annexation Exploration-** Update from BOT president and GM: No action items moving forward. Will keep membership updated.

OLD BUSINESS

1. **Bylaws Changes-** Minor changes to administrative procedure including the ability to use email to communicate and do business with members. The BOT is planning to have Riviera's attorney, John Burleigh available for an in-person Q+A session before any voting takes place.

REPORTS OF COMMITTEES

1. **ACC-** 142 active projects, 41 of those are site developments and around 45 are Perc Permits.
2. **Forestry-** 4 emergency permits issued. Members have committed to replanting more than 100 trees this year.
3. **Compliance-** 15 to 20 "daily" resolved. Engaged with about 10 members working towards resolution.
4. **Lakes-** 72 degrees in both lakes, and weed infestation is currently not a concern.

GENERAL MANAGER'S REPORT- Philip Ronning:

- Positive changes at the Lakeshore Restaurant.
- Marina Ramp project has been downgraded from replacement to repair. Standby for updates.
- Reserve Study is finished.

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 Luke Atzert 11:12am

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.