

Board of Trustees
Meeting Minutes
Saturday, October 28, 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: Chris Frye, President 10:07am

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

Roll Call: Secretary Present: Christopher Frye, Gabe Sachwitz, Dana Stirn, Jerry Hines, Larry Gramling

1. **APPROVAL OF PREVIOUS BOT MEETING MINUTES-August 26, 2023:** Approved as written, unanimously by email.

2. NEW BUSINESS:

1. **MOTION 2023-10-01:** Approve lot combination for Sabeti Section 28 Lots 88, 89.

Dana Stirn moved, Jerry seconded, motion passed unanimously.

2. **MOTION 2023-10-02:** Approve lot combination for Stimach Section 23 Lots 60, 61.

Dana Stirn moved, Larry seconded, motion passed unanimously.

3. **MOTION 2023-10-03:** Approve expenditure of up to \$10,000 for the purchase and installation of Ragiro, Inc, Bio-Pod Health System for reduction of muck in Lake Josephine.

Dan presented findings from Thor Bussinger and Dennis Baker of the Riviera Lakes committee from their research into muck reduction, particularly in the North and South ends of the lake. Other than battling with noxious weeds and weeds in general, muck (dead and decaying vegetation) has become the biggest issue currently affecting quality of life for members. This muck is a breeding ground for unwanted milfoil, cyanobacteria, etc. Rigerio's BIO-POD Health Systems combats the muck by producing an enzyme that will eat the muck without introducing harmful chemicals into our lake water and without upsetting the natural setting. For more information, visit www.rigero.com or email lakes@rivieraclub.org or dmorgan@rivieraclub.org. *Discussion*

Dana Stirn moved, Jerry seconded, motion passed unanimously.

4. Committee Member and Chair Assignments: tabled.

5. Report of Officers: *Christopher Frye*

- BOT has met twice, the second time discussing items needing attention.
- Made a solicitation with Verizon to help improve internet options.
- Documentation and information provided at monthly meetings. Membership cards will be issued in the traditional format. New updated KPI report provided to members with key issues being highlighted.
- Budget reports will be available at monthly meetings.
- Over the next year the BOT will look at all amenities, maintenance, and use. Also, all ROI on future considerations.
- Good Neighbor Brochure has been implemented successfully. Interpersonal issues between neighbors/members should be reported to Pierce County Sheriff or for emergencies call 911.
- Jerry – Budget and Finance – ROI is being researched – where there is room for improvement.

3. OLD BUSINESS

1. Town Hall will take place after the Nov 18th BOT Meeting in the MSR; Proposed changes to founding documents is one topic of discussion.
2. Awaiting offers on RCC-Owned Lots in GM Report. Letters went out to members for the sale of six Riviera lots. Sealed bid process for members in good standing with a minimum bid greater than or equal to tax assessed value by end of day November 17, 2023, will be accepted by the Business Office.

17/050	11120 Admiralty Way	\$13,700
13/023-024	12302 & 12306 Yoman	\$14,000 each
02/236-237-238	10405 -10409 -10413 10 th Ave	\$10,000 –\$16,000
23/240	10507 130 th Ave	\$13,600
23/242-243	10515 & 10519 130 th Ave	\$13,600 each

If any lots are unsold after the member bid process, they will be made available to the public after November 18th, 2023.

4. REPORTS OF COMMITTEES: *Dan Morgan*

- a. ACC – Two new permits this month. Closed eight, two were site-developments, 38 current open site developments.
- b. Forestry – Eight emergency permits this month.
- c. Compliance – Resolved about 12 daily issues, with a handful of issues beyond the Riviera’s capability. Working on a closer relationship with Volunteer Island Patrol – sharing information. Look for information in our next newsletter.
- d. Lakes – Clarity is good right now, temp around 70*, Grounds Superintendent Candace is working with weed spraying companies for the spring spray schedule. Big thank you to the Lakes Committee for doing such good work on the Muck issue and bringing a viable solution.

5. GENERAL MANAGER’S REPORT:

KPI Report – The significant variance to date from budget is attributable to two factors – the most significant is the Lakeshore. With more loss than years previous, this resulted in a change of management. The BOT has consistently said the restaurant like the golf course is an amenity and is supported by member’s assessments. The very aggressive budget for 2023-2024 for the Lakeshore was prepared by me and is intended to have significantly improved financial performance.

The other significant factor is bad debt. The amount spent on foreclosure and collection attorney’s fees. Because of poor performance results, we have since terminated our business with the attorney’s firm that we have been using for the past three years and have shifted our business to another firm. Next week the Budget & Finance Committee will be assisting me in preparing the framework for our foreclosure and collections so we can do a better job of managing this process. We do get money from foreclosure and collections to offset these fees, but it is not nearly enough.

The Country Club Drive water main project has been completed.

The final audit numbers are available.

In the process of insurance renewal.

Lakeshore restaurant received a “Great” rating from the Health Dept’s recent visit.

6. 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*

7. MOTION TO ADJOURN 11:36

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.

**MEETING MOTIONS
BOARD OF TRUSTTES MEETING
OCTOBER 28, 2023**

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BOT MEMBER	Approve
Christopher Frye, President	
Gabriel Sachwitz, Vice President	
Dana Stirn, Secretary	
Jerry Hines, Treasurer	
Larry Gramling, Trustee	