

# Board of Trustees Meeting Saturday January 27, 2024, at 10am

## Summary of Actions

Meeting called to order at 10am

### Member Comments/Questions:

(Phylis)

*I've read the CCR's from cover to cover three times. They're very specific on what homeowner associations can do every paragraph that they make suggestions on what you're supposed to do. There is a paragraph before the paragraph says, unless prohibited or limited by the organizational documents. This caveat is repeated throughout 64.38 all Documents basically handle what needs to be handled and nothing in our governing documents argues with the county so you're talking about chickens our governing documents do basically say you can have certain animals, chickens is not mentioned and by saying unless that means unless you have governing documents, you can do this we have governing documents that go all the way through 64.38. The whole thing is every other paragraph says, unless that's saying you have government documents. You don't need help you already have them as long as those do not interfere with addressing something that really people are protected by protect us in every way if you read them, they protect you in every way, that doesn't mean you can't have something, but if it affects what the neighbors have, if it affects what the neighbors want, then you can't do it because the covenants are there to protect you and me and every single human being in this Room, the more that you beat on them, the more that you try to change them you are going to weaken them to the point you might as well throw it out the window and be King County, Pierce county, and every other county and have absolutely no rules so everybody can do anything they want to do. I'm not here for me I'm 87 I'm dead in five years. I'm here for the people that came here because it was special and if you take the special away, you've defeated what you came here for.*

*The word majority if you're going to the dictionary and read what it means, majority is constituted by 50% plus one of an organizational group. The last paragraph that this attorney wants to change is the paragraph that says 60%. The paragraph would now read a majority a majority is 51% That is completely against bylaws and covenants and are very specific on any change that we do to modify in anyway, our covenants and bylaws require a 60% vote of the population of Riviera, including the lot owners and the people who have homes. The more you mess with it You're going to have town hall meetings that are going to be horrible. I would say if it's not broken. Please stop fixing it.*

(Arthur Willis section 9 lot number 79)

*I had a question about the no wake policy, does that include RC controlled toys and a little boat so what if I wanted my pet squirrel to water ski?*

Wake is defined as a trail of disturbed water or air left by the passage of a ship or aircraft.

(Janice Bolton 080 87)

*Thanks for giving me time to speak today Chris you know it's been an interesting time you and I going back-and-forth I just want to go back and say I heard two comments today that I did not appreciate. One earlier about the GM talking about the previous chef I just I don't think it's right to go back in history and talk negatively in general I think that's a really detrimental thing and I really don't want to see anybody doing that here in the Riviera. I think that there's accountability everywhere and everybody makes mistakes along the way. All we can do is learn and listen and move forward. I'm here because I care, and I want to know about the previous collection issues because we had what we thought was a clear and straight path forward to save money and hopefully get some of these foreclosures that were dogging us and bad decisions have been made in previous years that we didn't bring up because it doesn't serve any purpose. You just have to move forward. I think it's a good idea to have an emphasis with regard to how we treat our amenities, but I think it's really important to remember that all the amenities that were here when we bought are the amenities we bought and paid for that*

we agreed that we wanted to have. I think it gets risky when any board starts to think about adding amenities because the focus should be about the amenities that we bought and paid for that we bought into when we moved here. I hear you talking about ROI, but we are not a money making entity nor do we necessarily want to make money anywhere we want to save money where we can so I think that's really important but I also get a little bit concerned when I hear that you have our committees thinking outside the box and starting to add things to committee functions when a committee is assigned by the board and it's within the guidelines of what the Riviera committees are supposed to do. They have a function, it's clear, it's a very stated purpose and so I think we're losing sight of things if we allow committees to start branching out into other areas, personally as a member if they want to branch out into another area I'm all for that I think it's absolutely fabulous. I've been at other HOAs, where they bring in once a year all the committees and all the clubs to have membership come, and then they exchange all their information. I think those are great situations and opportunities for membership, but I think it's really important that we have clear definitions of what a committee and the committee chairman is responsible for and anything that falls outside of that should be discussed elsewhere. I think that's a really slippery slope to be honest, but I do appreciate the fact that everybody comes with some knowledge of things, and I think that's something that our membership is varied in many different ways between artistic or homeownership and crafts, or skills that they have. I think it's important that our members know each other personally and get to know their strengths and weaknesses. Everybody has a strength, and everybody adds value. That's my opinion. I agree with everybody that KPI's are important. I'm more of a financial person, so I think that our KPIs need to be done better and we need to have more accurate KPI's to give us a measurement of something stating things and I'd still like to know how many meals we serve a month. All the time that I was on the board and all the years after that and before that, I've never heard one month that we knew how many meals we served at the restaurant? I would just love to know that, that would just be something I'm interested in. I'm a little concerned when you talk about changing a policy of accountability for membership in terms of ACC permitting, or other permitting of things. I think it is a way for membership to be held accountable when you have a fee that's my opinion the idea that employees are so proficient that it's not necessary to have deposits, then I would like to see accurate reporting of start and stop dates being met by membership. That's the trade-off is the way I would look at that. It's great that we have a good efficient staff person, but there also needs to be that accountability month-to-month. Ad hoc committees like I say are great that they help the board, and they are valuable. I think that that's something that again with the skilled set of people that are here in the Riviera that's a great thing so I would volunteer for several different things if I knew that they were going on. I agree with Phil about points and that we should not be spending any time on Cole Point, we should not be spending any effort. Time is money so when our staff spends money on doing anything, including putting out the proposal, it takes us away from things that actually matter to us. I would like to know that you have membership cards in progress but I've still going to say that I'm an advocate for understanding who our members are, and so that when we have something like free karaoke on a certain night, and I'm assuming that the Riviera is paying that person to put that on, we know how many members come in and how many members are actually coming into our events and if we're giving things away for free, which I'm not opposed to I think there's a time and a place for it, but I think it's really important for accountability if members are paying for these amenities. I heard Chris talk about membership and then he talked about the old swimming pool. The old swimming hole has nothing to do with Riviera or membership, so I guess I'm a little confused. The Riviera is significant in the fact that it's the only place here that has these amenities, and we think of ourselves as Riviera members are also Anderson Island people. I have friends outside of the Riviera, but I also want my friends outside of the Riviera to offset my cost if they're going to use my amenities. I want to make sure that they are paying something for what they're using. If I had a choice I would be outside the Riviera because I want more land, but I want the amenities that are within the Riviera, so I think it's something that we do not need to lose side of. We are all in this together and we all want to be islanders, but the Riviera has amenities and those people that don't live here, and we have the right to exclude them or have them pay more. We do we have that right. We're not a city we don't owe anybody anything we're not we're not here for everybody's benefit we're here for Riviera members and that's why I say members with a capital M, I believe in this place, and I believe that it has a lot of benefits. And Chris I think that we have a lot of good things going on and I think that you're doing a really excellent job, I really do, really truly but I also think that there's some overreach on in my opinion and I'm a little bit concerned. The last little bit would be that I think that we have a great staff and it's great to see that we have some continuity I would like to know maybe the long-term plans for our general manager and again when we're looking to maybe make a change I think that I think that that's definitely something that we need to take a look at that's it for today. I appreciate everybody's time. Thank you.

(Jerry)

Let me add one thing to the discussion about the attorneys and perspective to the project management of collections. The most important part of a lesson learned is what you learned in the end and the problem with that is too many people associate lessons learned with searching for a culprit. Y The attorney your board hired way back when is in my mind not anything like the one that we been dealing with the last six months. What I saw just as my own opinion with watching what transpired is she moved better offices, rent district and acquired more staff, and as of last August what we saw was everybody piling on our account, it was like somebody said if you don't have anything to do go bill somebody, they'll pay for it and there was just nonsense stuff there.

(Darrell)

*Why is the Riviera even talking about something about the park being considered getting a standby water for a fire suppression system is that correct? What are you considering right now?*

The parks department purchased the Guthrie, Lutheran Church and they are working on a remodel and trying to work through Pierce County and in order to do the remodel, there's questions on how they would source water for a fire hydrant and for fire suppression in terms of sprinklers inside the building. The request came through the water department for us to engage in conversations to see in our government documents if we allow for our water to be provided to nonprofit organizations for the sole purpose of fire suppression so that's the only part that we're exploring. They are on a well for the water they use within the building themselves. It's also probably going to be a long process, there's permitting and there's application.

We want to clarify something else, "pending business". These are things we're working on and that are always on the table for the board. For example, we are constantly monitoring things our arrangement with the lawyer and insurance coverage. Projects on this list may not have a date for completion yet, but they are on our mind.

We are also in discussion with our local fire department as well as the Parks department about working together to secure grants for projects such as an updated marina dock and ramp for emergency situations. We feel that collaborating with other organizations such as our fire department increases member benefit substantially.

Dana, thank you for everything you've done in the last few years. Thank you for all the fixes. Thank you for all the research. Thanks for the information and the guidance. Thank you for staying here hours into the morning trying to figure out what was missing and thank you for everything you've done and the fact that you've been traveling back-and-forth between Seattle and here, and everything with your family to try and meet your commitment to the community and the HOA and your family and your work. It is greatly appreciated you'll be greatly missed.

Meeting adjourned 12:27pm