

# Board of Trustees Talking Points for BOT Meeting April 27th, 2024

GM: General Manager

AGM: Assistant General Manager

OS: Office Staff TH: Town Hall

## Core Agenda Items

1. Review of minutes of previous monthly board meeting.
2. Review of summer of previous monthly board meeting.
3. New Business
4. Old Business
5. Reports of Committees:

ACC: *New permits: 7 including 2 new site developments which brings total site development to 44. Closed: 3 permits – 1 site development. 172 total projects. Deposit Fee for perc holes raised to \$500, hopeful this will be more incentive to fill perc holes and close out those permits.*

Forestry: *New permits: 4, with 2 additional emergency permits. OPEN GARDEN DAY tomorrow at the Davidoff's home – please join us!*

Lakes: *New Rigerio muck reducing systems were installed in SW corner of Lake Jo - some air hose through their bushes we have them out there and we've already checked the results and these healthy bacteria enzymes are already creating major reduction of muck around the units. Will bring photos to show. Long term this is what we needed. We were going to have to dredge which would cost upwards of \$100,000. Testing of these units are already showing huge success. As a reminder, this is a company that we've linked up is a young company out of Michigan - and what we're talking about is, these units are essentially plastic tubs and inside them they have a big block of a healthy enzyme that actually eats the muck. To promote that enzyme spreading and activating, it has an aerator making a lot of air bubbles with this healthy enzyme that's going to attack the muck. Each unit covers roughly a half acre each and we have two right now.*

*\*Tenative: Fishing Derby June 1*

*\*Pine Lake fishing age for kids changed to 17 from 12, giving more kids access.*

Compliance: *Addressed 23 issues this month, a handful requiring BOT intervention and more serious actions several fines issued.*

*Dogs: A major issue this month. We've had some unfortunate incidences with dog attacks and scary dog encounters in the last couple months and we just want to remind people that dog safety, responsible ownership, use of leash and following the rules is paramount and it is utmost importance for this BOT and also Phil (gm) and myself. There are dog rules; owners must know them. We must keep the dogs and humans safe – it is the owner's responsibility ultimately. The Riviera is taking this issue very seriously and if it needs to become a compliance issue, it will.*

*STRs (short term rentals): As somebody who's closely monitoring the short-term rental situation in in the Riv, I find it necessary to revisit and remind people of the responsibility that you as the owner have for your guests. I have unfortunately been sensing a detachment from ownership and the guests and the behavior of guests. We are going to increase our efforts to tighten that connection between ownership and responsibility for guests. We have a number of companies that are actually the middlemen, renting out the properties for member owners. This creates even more of a detachment between the owners and the guests. As many of you know, The Riv has rules but we also have a way of life here and it's important for the owners renting short term rentals, to convey that to their guests.*

*These short-term renters are vacationing in a community with rules and guidelines and expectations. So again, if you see somebody essentially running short term rental air irresponsibly posting for too many guests on their posting -we have some houses posting for more than 20 guests and whether they realize what they're doing or not that's just not acceptable, so let's bridge that that gap between the owners and the guests. Remember, if you rent your house you're responsible for your guests' actions. If it needs to become a compliance issue, it will.*

## General Managers Report:

Key Performance Indicators (KPI): *Are the most important data points. We provide this as a summary document monthly. Our loss ytd is \$4000 - \$4000 over our budgeted loss and the nature of our business is such that many of our expenses are regular even evenly distributed throughout year but our revenue peaks in the summer months so while we are so here you can see budgeted year to date. We track our use of the campground and our use of the Marina every lot comes with two weeks of free time in both the Marina and the campground and most of our campers and*

boaters are using free days. We're going to attempt to create a return on investment monetizing the free days so we have some sense of if we were charging rather than giving away through our members, those 14 free days, what would the business look like? We don't have any intent to take any free days away but it obviously affects the profitability of the operation.

I would like to acknowledge Bill Quinn and his help. Bill has been doing this for 15 years. He has helped in creating more meaningful reports. If you have questions regarding financials, please call me. One of our biggest exposures has always been and will remain the golf course and the restaurant. We have focused our attention on improving OR decreasing the loss associated with the restaurant. We've made big strides this year in doing that. A significant source of cost has been food costs. and food costs should be and we budgeted 38% of revenue so cost of goods sold should be at 38% of and we throughout the year we've been at 44 but we've been driving that down this month we were at 38.7% and our budget is 38% and we believe that we will continue to see food costs are nearing 38% on a on an ongoing basis. We've not had any difficulty with beverage costs some have been concerned about the potential for theft in the beverage department. We've not seen any indication of that from the numbers.

You all know that we have spent an enormous amount of money on foreclosures with attorney costs. We have a couple of complicating factors in our foreclosure process. The bad debts were ignored for years and years and the Board and General Manager at the time took the initiative of sending 150 accounts into foreclosure. Christine says this was not the right thing to do. Too many cases to send to a single unproven attorney but it needed to be done. The complicating factor is the age of these accounts and many of the accounts are in the hands or not in the hands of dead people and they haven't been transferred or they've been given through a will -through a relative who's not alive and chasing down who has title has been very difficult and of course very costly. But we have to do something to get these lots back into a position where they provide regular revenue to the Riviera. Whenever we have a lot come back into our hands it not only means we have the benefit of the money from selling that lot but we also now have a new member who's paying us on a regular basis. This is critical to our long-term success. We have 41 lots still in foreclosure and we can anticipate that we will acquire some or all of these in the not too distant future and that we will be able to sell some of those or all of them at some price and so we would expect that after those lots are sold we will be able to recoup everything that we have spent, and perhaps spent is the wrong term to use in the context of what we the money we've given to attorneys - it's really been an investment to get the lots back. The analysis from Christine, there were 107, 66 were closed which leaves a balance of 41 remaining lots which are in some state of process with attorneys and/or the county. An additional difficulty we've had with the county is that it takes an incredibly long period of time because of understaffing at the county. An owner has a year to reclaim the lot so it takes an incredible amount of time to get property back in our hands.

**Golf:** Aeration is happening on the course. That is plugging the greens and the tea boxes filling the plate scooping up all of the plugs that were removed and spreading sand on the aerated versions of the course.

**Campground:** We've had a septic leak which our guys have repaired and the dump has been moved – it is now across the across the circle. We also have a new couple serving as hosts. I've reduced the number of paid hosts from 2 to 1, so we're saving \$9000 a year by having only a single host.

**Marina:** Had some vandalism to the restroom windows. The floats will be going in a week from Monday. We also have a new host couple coming for the Marina that we're excited about.

**Parks:** The restrooms at the parks are being refurbished we have seen fewer geese recently but we still have a poop problem that we will be attempting to address.

**Pro Shop:** Past merchandise is on sale - from leftover stock, if you're interested in good deals on some good merchandise, clothing principally. New merchandise is on order we've also installed a new "point of sale system" which will improve the control of cash and inventory.

**Restaurant:** Lakeshore is continuing to make improvements. I can't tell you how pleased I am that I don't have the regular complaints that I did when I started two years ago. I haven't had any substantive complaints since Angel started. Angel has been changing the menu to keep some high-end items on the menu and inserting more comfort food like baked potatoes and those sorts of things.

**Brick Walkway to Lakeshore:** The brick walkway from the parking lot to down to the Lakeshore is being replaced - we're removing all of the bricks because it's a trip hazard and we're replacing that with brushed concrete. Also expanding the concrete area leading into the leading into the restaurant so the concrete will now be attached to the handicapped parking spot. We've had a couple of falls in the past - that's a dangerous area. We didn't have that in the budget ahead of time so what we did was we shifted the budget from the yurt that was approved last year for the campground. Bill Quinn, section 8.13, about the capital improvements, I'm not sure exactly what happened to the road going down to the Marina, I haven't driven down there. You repaved it or something of that nature, the concrete worked out that you're talking about - I know none of those were in the budget and I understand that there's going to be situations arise where we need to do things that weren't contemplated at the time we did do the budget. I think in fairness, or not even fairness, I think it's incumbent upon the management to inform the community of how much

these projects are costing -how they affected the budget that we now have modified. I can tell you now it's been four or five years since I've come to a meeting where a manager or the board has ever presented to me or the community that analysis of those capital budgets. How much money is in them, how much we contemplated putting into them, how much money we're gonna spend every year and what we're gonna spend it on. At the end of the year, at least speaking for myself, you the replaced the repair of the Marina hill Rd was in the capital budget but the replacement of the brick walkway was no. Response from Chris: the board decided to authorize that project and use money allocated for the yurts, so that is covered in the capital budge. On the agenda for the Finance Committee, I have included a summary of capital expenditures to date. You're right, it should be an ongoing thing. This is something that we're pushing for, to as like our high point and like things like the trees these are things that bills working on now you'll see in your meetings is like wait how much is this tree - you know we gotta cut down like 3 trees but the budget was like 5000 for the year. Ranger cost way more than that. Why are we not taking benefit from experience and increasing our budget? We need to start our goal is to get more reports to you guys with more updates but are also goal is to not authorize new expenditures. If we have to take it from something else like we did for the muck department, it's like the restaurant- it was a safety or legal issue and that's why we so we're mindful of that. Response from Phil: Regarding tree removal, we do have money in the grounds budget for tree removal but as you said I think it's over 4500. It was at a finger park and it was a danger enough that we paid Ranger \$5000 to have this tree removed. It was a long process but the tree was on the property of a neighbor. Now Dan and I, we told the neighbor about it and said, it's on your lot you and you should inform your insurance company because it's your responsibility. So, now we're after the member's insurance company to reimburse us.

#### **HAM Radio:**

Speaker Bill Hodge is here to inform us about the HAM Radio Club. The board is has an emphasis on preparedness and safety for the community, like we're enhancing what we're doing with the water department and in case of natural disaster happens. One of the things is that we're working with the our local island based ham radio operators and they have given us a proposal.

Bill Hodge: Anderson Island Amateur Radio Club has 22 members now all licensed radio amateurs they call us amateurs even though most of us are professionals - they call us amateurs because we don't get paid. Our constitution and bylaws define our purpose on the island "to provide backup emergency communications." The only emergency communications on the island today would be the AIFD. They have a single radio link. The Radio Club has worked closely with the fire department to put together an operating plan. We have spent a lot of time measuring the and mapping performance of radios like this all over the island and are roughly 3 by 5 miles. We are proposing to the board that we install a repeater on the property or the water company at Matthews and there's a 100 foot water tank where that at one time had cell phone repeaters installed. There are currently two antennas on that today and we are proposing to install a union operated by the radio club repeater on that site by mounting an antenna 100 feet in the air which would greatly improve our radio coverage. We are asking for permission to work with the water company to install and operate a repeater on that water company site. All costs for the repeater and its installation and operation by the radio club - any work we have to do to make this installation that would require compliance would all be done by licensed bonded insured contractors would comply with any any code requirements particularly for mounting the antenna on top. We're still amid investigating all needs to be done - we will bring a formal proposal back.

#### **New Agenda Items**

1. **Member Notice: Online Advertisements on social media 01:15**
  - a. Riviera program to give lots away to new home builders. Risk of being misled or false entertainment. Zombie Cookies. At no point is the Riviera offering free lots. These are fake articles designed to obtain your information using your browser.
  - b. Reminder: No one is going to call you to help you clean your computer. Never give out your bank details, click links or give access to your computer remotely to anyone.
    - i. A zombie cookie is a piece of data usually used for tracking users, which is created by a web server while a user is browsing a website and placed on the user's computer or other device by the user's web browser, similar to regular HTTP cookies, but with mechanisms in place to prevent the deletion of the data by the user.
2. **Satisfaction of Liens Signed YTD 2024**
  - a. The board has signed 80 SOL in 2024
  - b. These were all handled in-house by our staff.
3. **Member Reminder: Full Time, Rentals and STRs**
  - a. All owners are responsible for actions taken by themselves, their guest, their renters, their family, people they lease to....
    - i. Section 2. Levying of Fines and Penalties. Such fines and penalties are to be levied upon any Owner for actions of the Owner, or of family members, or any agent, contractor, licensee, lessee, or invitee acting on

*behalf of the Owner who shall have been determined by the Board, according to the procedures set forth herein, to have violated the Riviera Covenants, Bylaws, Rules or Regulations. Page 24 of current edition.*

- ii. Airbnb or other short-term rentals would qualify as a “lease” since the host is being paid money (or rent) in exchange for allowing the guest to occupy their home.

**4. Member Question: What can be done about the aggressive dog issue?**

- a. In a scenario where a member’s dogs were reported as aggressive it would be recommended that the offended member or guest report the issue to the county and request that the owners receive a ticket for the aggression, not a warning. Warnings have no legal effect, but three tickets result in removal.
- b. In addition, a could review such actions and could find the member in violation of section 7.06 Noxious or offensive activity.
- c. Additionally, if said owner was breeding the dogs they would also be in violation of section 7.05 which prohibits breeding of dogs for commercial use.
- d. The member could request a hearing in front of the board.
  - i. *SECTION 7.05. Pets. No animals or fowl shall be raised, kept or permitted on any Lot, except only domestic dogs, cats, caged birds and aquariums. Dogs and cats shall not run at large and shall not be kept, bred, or raised for commercial purposes or in numbers that violate County ordinance or adopted Riviera Rules.*
  - ii. *SECTION 7.06. Noxious and Offensive Activity. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done or maintained thereon, which may be or become a nuisance to the neighborhood or detract from its value.*

**5. Member Question: What can be done about the STR discharge of a firearm or a party that gets out of control?**

- a. In a scenario where someone discharges a gunpowder weapon within the Riviera would be in violation of section 7.06 as stated above. Noxious has several definitions and in this case being physically destructive or harmful to humans. In this same scenario they would also be in violation of section 7.13 which covers the discharge of a firearm.
- b. In a scenario where the person who committed the infraction was not a member the infraction would then fall onto the actual owner of the property.
- c. In a scenario where the weapon was discharged six times a fine of \$2500 per discharge could be applied.
  - i. *SECTION 7.13. Firearms. The discharge of firearms within The Subdivision is absolutely prohibited.*
  - ii. *Section 2. Levying of Fines and Penalties. Such fines and penalties are to be levied upon any Owner for actions of the Owner, or of family members, or any agent, contractor, licensee, lessee, or invitee acting on behalf of the Owner who shall have been determined by the Board, according to the procedures set forth herein, to have violated the Riviera Covenants, Bylaws, Rules or Regulations.*

**6. Member Concern: Did a member get a letter from the Riviera allowing them to build a six-foot fence in the front yard?**

- a. No letter was issued to any member authorizing a six-foot fence.
- b. This would be in violation of county and HOA rules.

**7. Bylaw/CCR Vote September 2024**

- a. We will use the same format they used in 2013 to vote.
- b. Each item will be listed on its own to be voted on
- c. It is being considered that we will also be voting on CCR/ACC at the same time pending more details from the community.

**8. Compliance Initiative Q2**

- a. 7.02 Maintenance of Structures and Landscape.  
*All structures upon a Lot shall at all times be maintained in good condition and repair and be properly painted, stained or otherwise finished. All trees, hedges, shrubs, gardens and lawns shall be neatly maintained and cultivated so that the Lot is not detrimental to the neighborhood as a whole. Slope banks upon any Lot shall be properly watered and maintained by the Owner thereof.*

**Old Agenda Items with Updates**

**1. Reminder Community (update)**

- a. Pancake Breakfast Fire Department May 27<sup>th</sup> 8am-Noon
- b. PC Emergency Management Open House May 2<sup>nd</sup> 5:30pm
- c. Time to renew your Fire Pits at the Local Fire Department
- d. First round of pothole fixes has been made by the county report any unfixed issues to [rccboard@rivierclub.org](mailto:rccboard@rivierclub.org)
- e. Traffic review for Island drive and 105<sup>th</sup> happening this summer by PC

**2. Reminder Properties out of compliance (repeat)**

- a. *Section 9. The Board of Trustees may, by specific action, authorize the Riviera Attorney to pursue injunctive relief and request the Architectural Control Committee to rescind their approval of the construction or development project. Page 26*



- b. The board has directed staff to take additional action on lots that have failed to meet the ACC expectations or fallen out of compliance.
- 3. **Membership Cards (update)**
  - a. New Cards are available at the office.
  - b. Staff have issued 335 cards for 300 lots.
  - c. We have agreed that cards can now be issued and requested Digitally. However, we are looking at a way to make this less labor-intensive on staff in the future.
  - d. Government ID; you may be asked to provide a valid ID when presenting your membership card to a staff member.
- 4. **Policy (update)**
  - a. ACC and MSR are up for review at this time.
- 5. **Website Update**
  - a. Minutes, Summary and Talking points are posted on the website in one format or another.
  - b. Based on feedback and experience we've come to a new perspective of providing meeting information and hope that reflects in future updates.
- 6. **Committees (update)**
  - a. All committees are full currently.
  - b. We are still working on getting meeting minutes gathered up to be posted to the website in the future.
- 7. **Reminder Compliance Initiative Q1: Propane Tanks (reminder)**
  - a. *SECTION 7.11. Fuel Tanks. No fuel tank shall be located above ground on any Lot, except in accordance with Pierce County Regulations, and unless screened from view.*
  - b. Next Steps: now that members have had a full quarter of notification, we will begin the process of sending notices out to members whose tanks are visible from the street.

### **Member Comments**

**Sonja Hopkins** - *If you have a sloped hill on your property that goes down to the street that has to be watered and maintained the slope we have that all around our property -daisies that grow wild there and it's like a Meadow. We keep it there until they start to die so that the bees have a place to work - my question is do we need to keep that mowed e or can we wait until it's the season has passed?*

**Response:** *Your lot needs to be in compliance with your neighbors you're it's mostly bushes and trees anyways it's targeting mostly people that are have junk cars trash outside disorganized lots. If you have a simple attempt to maintain your lot that's not what they're looking at. There are some people who their front lot looks like a construction site -that's what that rules for.*

**Dale Donndelinger 16/140-141/49,151/152:** *I'm a golfer and I've been playing golf here since 1994. Recently up at the Pro Shop, the 10 rules of the golf course posted have been changed. There was a change in the sign on rule #7, it now states no groups larger than four allowed. Sometimes when the men's club play golf, we'll have five people – there will be nobody on the of course and we have created a game for the five of us that show up. That we play now with that rule of four we have to split it up into two groups- a twosome and a threesome. Who has the authority to change rules that affect the golf course? Is it the board members -the general manager or is it the employee of the golf course?*

*I've heard of changes coming up affiliated with the golf course, I haven't seen anything in writing but I've heard of several changes coming. One would be golf fees. If you're an annual member and you paid golf for a whole year and you wanna play in a tournament, you're gonna have to now pay extra to play in the tournament even though you've already paid for a whole years' worth of golf. So once again, who has the authority to make this change? And what's to be gained from these changes? Is it gonna be more profit? What's the reason that these are being changed? Between hole #1 and #9, there's a gazebo. ON Sundays, there are about 15 to 20 people that play -we have a gathering. I've heard but have not seen this in writing – but this potluck won't be allowed at the gazebo. There is no cost where the golf course.*

**Response:** *Thank you for asking all these questions and bringing these print offs for us. We are going to give you a longer answer at our next meeting. In general, the GM sets the rules – they are presented to the GM and the board. Any rules or have to be approved by the board. The short answer is we'll have a more detailed answer. We were following the recommendations that we received to fall in line with other golf courses around the state. The overall goal is to reduce the deficit we're receiving from golf right now and so we're trying to get we're at least comes close to breaking even.*

**Dale:** *Golf is an amenity here right where you say you look at Chambers Bay or Meadow Park -those are businesses built to create revenue. Ours is an amenity -we pay some of our homeowner's dues where's the go we're paying a yearly amount and we have no input the rule 7 has been changed already. The new rule that's been implemented without the people that actually use it having a voice, so I haven't seen anything in writing, nobody's voted on anything but the rules have started to change already.*

**Response:** *Members don't vote on any changes -that's not something that the board guides the rules. We are now seeing how things go. The current manager made recommendations to the general manager who made recommendations to the board.*

**PZ – 11/071:** *I am concerned about fire hazard - I know we have the fire department but we're coming up on our summer where we'll have a trunk full of people coming over that are coming for the weekend -coming for three or four days to party and quite frankly the rules don't apply to them. There needs to be some education for the owners who have fire hazard situations. Response: Phyllis, just so you know we - can do something and we are doing something. The Forestry Committee is working this. We have two test lots right now and another member brought a third one up to us where we can actually work with the DNR. The DNR has money for grants who was actually helping people to clear their lots and with what Dan is working on right now with the Forestry is we've targeted 2 lots specifically where they're allowed to clear out the majority of the dead brush trees and stuff like that and then we have a healthy lot -and here's what healthy trees look like. Brian Steele is also done that with one of his lots too and so we're going to try and do this whole video education system. Members will have the support, county support. The fire department has a program too that's going on.*

**Jerry Hines – regarding golf rule #7:** *It seems to me this on the on the rule # 7 -it seems to me that a fivesome - if the solution to that is to break the fivesome and do a twosome & threesome wouldn't the fivesome take up less time and space on the off course?*

**Darrel Beck – 08/046:** *When I was on the board, one thing we tried to do is make sure everybody understood that the golf course the restaurant, the Marina, the finger parks, the campground are amenities -we've paid for them already. Extra play golf that somebody would come in here trying to make us commercial -that's what they've done with the restaurant and now the employees run the restaurant not the Riviera - they make their changes. They might mention it to the general manager but we have lost any control of it. We own this place but we cannot do anything about and to do anything we've got to come to the board and board say well we have to go to general manager. He'll listen to us and then he's gonna do what he thinks is best. Then they have a professional come in here, yeah I played in Hawaii and places that you had to have shorts that were exactly no more than one inch above the knee and all this other stuff but they're commercial this is not a commercial course. It used to be a totally private course and guess who ran it - the men's of women's club that was like 130 people and they didn't have any problems because they were considering it as an amenity. But now as soon as you say it cost this much money more, then you're making a commercial again and we are getting pushed out of the system and you're going to run it the way the board approves these things. I don't think the board thought this through. I do really like the person who's running the golf course now -as a person yes but trying to change this over and make it more commercial that isn't is an amenity.*

**Response:** *I messed up, I did not add this as a talking point to a town hall to talk about that when we were presented with the proposal we were facing a sensitive topic of the change of management. It's not about just the ROI, that it was just about like what else can we do that makes sense for membership and when it was presented to us this is what goes on at other golf courses we should have stopped and said let's make this a point on there instead what I failed was not coming yet I trusted the presentation that was provided I presented it to the board the board agreed let's try this direction of making this like the other one but not a commercial sense but just give it structure. Because some of the things that we were trying to do like Twilight Golf was to reduce people stealing from the members. The members are golfing on another hole and skipping. We were trying to put things in place with that - she suggested reducing our loss but also bringing in line where everybody's being fair and not stealing from other people. But that doesn't mean everything's in stone. This is great feedback - this I mean the gazebo thing I'd not heard anything about it. We could add this to today's talking points and the town and talk about that and then provide that feedback back nothing is in stone we're not everything we're doing OK just like we talked to George and I talked about the newsletter on the change we're going the new letter right and stuff it's like let us try some things if it doesn't work great so we have faith in the new manager and when we were presented this and it wasn't even a party of five at the time we were talking about a party of seven that was always going up there and that was the key focus on that there may be need to be some flexibility we are a small community that we're a large community we're a small family still and there has to be some sort of flexibility no one here wants to turn this into University Place. We will address that today and we'll get back to that.*

**PZ:** *We started out as a private entity with members only - the golf course was private everything else basically was private and also if you had a family come over one of your relatives come over you could come and play golf with them on the golf course say that and that's how it worked. Then we were kind of public -semipublic and now we're totally public and in addition to that we have rentals now there are no rules for the rentals atmosphere here is changing but the basic atmosphere is supposed to stay true to the covenants and bylaws. Most people came here because it WAS different.*

**Gabe Response: We will look into when did we go from private to public and why?**

**Joanne Metler 02/034:** *Would like to comment on use of amenities by non-members. Day trippers/STRs – there must be a method to keep our amenities private.*

**Paula Armstrong 14/058:** *Has had opportunity to speak with the GM and feels 'not heard.' Was told this is the way it's going to be. There needs to be an understanding that this is a two-way street. Would appreciate it if she was 'heard' when she makes the effort to have a conversation with management. Doesn't want the 'it's my way or the highway' answer.*

## Town Hall Topic (reminder info)

1. **Questions, rumors or open topics that are on members minds.**
2. **Micro Parks in each of the 28 sections of Riviera?**
3. **ACC documents not voted on by members.**
  - Regarding concern that CCRs and Bylaws and ACC site development Boards made changes without Membership Approval
  - Membership voted on CCRs in 1999, this is accurate and registered correctly with the County. #9907210373 07-21-1999
  - Membership voted on Bylaws in 2013, this is accurate and registered correctly with the County. # 201310310155 10-31-2013
  - July 28<sup>th</sup>, 2007, Motion 2007-07-06 Board approved an ACC site development plan to be given to membership for vote.
  - Our current documents say the following for ACC
    - i. Board of Trustees Approved - 07/28/07 (Motion # 2007-07-06) Membership Approved: 09/29/2007 - Recorded with Pierce County: 02/06/2008
    - ii. Recorded with county 09-29-2008
    - iii. Not voted on by members, per county, per folders
    - iv. Rescinded by Board 04-28-2018
    - v. Motion#2018-03-04 Unanimously voted to rescind; see below quote from document.  
*“On April 28<sup>th</sup>, 2018, the Board of Trustees determined that the process and procedures referenced in recorded Site Development Documents are not required to be recorded and better left to be managed by the Board of Trustees and its duly authorized agents. Accordingly, on April 28<sup>th</sup>, 2018, the Riviera Community Club Inc, Board of Trustees, acting pursuant to its authority under the Bylaws, voted to rescind the Site Development Documents.”*

c. **However**

SECTION 6.02. **Trustee’s Authority to Recommend for Adoption Rules** Regarding Land Use, Architectural Requirements, and Development of Individually Owned Property. The Trustees shall have the power and authority to recommend to the members for adoption reasonable Rules regarding the development, construction, alteration and use of all individually owned real property within the Subdivision, including, but not limited to, Rules regarding the exterior design, materials, color and finish for all improvements. The minimum standards for these Rules shall be the Pierce County Uniform Building Code (UBC) except where amended by these Covenants. These Rules shall not be inconsistent with these Covenants. **Any Rules recommended by the Trustees shall be subject to adoption by a vote of sixty (60) percent of the Lots** present or represented by written proxy and entitled to vote at any annual or special meetings of the membership called for that purpose and at which a quorum is present. After the recording of these Covenants, no dwelling shall be constructed or placed on any residential Lot unless it shall comply with these Covenants and the minimum architectural requirements recommended by the Trustees and adopted by the membership as provided herein.

### Currently

Membership was informed on March 30th of the issue brought to them by another member. We’ve asked the community for any additional documentation in regard to this concern, documentation supporting the changes was lacking and no vote could be found in the official records.

Today we will have a Town Hall meeting to discuss this and obtain community feedback in regard to the next steps.