

Pending: Board of Trustees Agenda List for BOT Meeting February 24th, 2024

GM: General Manager

AGM: Assistant General Manager

OS: Office Staff

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. General Managers Report
6. Report of Officers: Begins Below

New Agenda Items

1. 2024 Schedule

a. BOT Meetings

- i. January 27, 2024
- ii. February 24, 2024 TH
- iii. March 30, 2024
- iv. April 27, 2024 TH
- v. May 25, 2024
- vi. June 29, 2024 TH
- vii. July 27, 2024
- viii. August 31, 2024 TH
- ix. September 28, 2024
- x. October 26, 2024
- xi. November 23, 2024 Moved up one week
- xii. December 28, 2024 No BOT per FD

b. Town Halls

2. Town Hall Review

- a. What is the purpose of a town hall?
- b. Town halls are public meetings that are open to **everyone, or in our case members**. People are invited to ask questions, and share their thoughts and ideas about living in the Riviera. A town hall meeting is a great way to get to know your volunteer-community leaders in-person, and let them know what matters to you.

3. Member Opportunity: Tarps and Temporary Car Ports

- a. Reminder to membership that we are encouraging everyone to pick more natural colors like brown or dark green when buying tarps or pop-up type temporary covers.

- 4. Compliance Initiative**
 - a. Reminder to membership that this quarter our focus will be on bringing all fuel tanks that are not being “screened from view” into compliance within the Riviera.
 - b. *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.*
- 5. Website Update**
 - a. The website is being updated to become more informative and user friendly.
 - b. In order to save money, the staff in the office are handling this update and it will take a bit of time as they learn new skills on the fly.
- 6. Committees:**
 - a. ACC has an open position and is asking for volunteers! If you or anyone you know may be interested, please submit a request to the board through the office, Dan, or the ACC.
 - b. Forestry and Nature have had a great event this month, and a fantastic event that was mentioned in their update. The board and I would like to thank the committee and those who gave their time, especially Anna Davidoff and her husband Andrew who generously opened up their home and wealth of gardening knowledge to the Riviera community. We are lucky to have members like you and look forward to the committee hosting more open-garden education events throughout the season.
- 7. Properties out of compliance**
 - 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 action on lots undergoing site development with ACC permits that have failed to meet clear ACC guidelines and as a result are out of compliance.
 - c. The ACC committee supports the BOT’s decision.
- 8. Golf Course Update**
 - a. New changes to the Golf Shop and a friendly reminder that not paying for your rounds is considered theft.
- 9. Chickens:**
 - a. Covenants Page 21 Section 7.05
 - b. Members who wish to apply for a *specific resolution* may do so in writing to the board. Please send letters to the office.
- 10. Membership Cards**
 - a. New Cards will be available soon.
 - b. Expense of giving cards to members.

- c. Cards provide little value other than a gate code currently how the board and General Manager are working to provide additional cards within the next year. That will be have QR Codes that are tied to your membership account.

Previous Meeting Questions

Phyllis: No questions asked. As always, we appreciate it when individual members share their opinions and concerns.

Darrell: Question answered in summary and at meeting. Board is following the current rules regarding providing water outside the Riviera. ARTICLE XV – MISCELLANEOUS Section 2 Page 13

Arthur: No wake means the speed of a watercraft when underway that does not cause water action that disturbs another watercraft at rest, a dock, or swimmers, and, in no case shall the speed of the watercraft when underway be in excess of five (5) miles per hour.

Janice: As always, we appreciate it when individual members share their opinions and concerns.

Questions:

1. Would like to know more about the previous collection issues?
 - a. There is still an ongoing review of this, and a full presentation will be given to membership when that review is done. The board cannot make further comments on this topic at this time.
2. Would like to know how many meals are served at the restaurant?
 - a. This has already been part of the KPI framework and will be updated in the coming months. Other programs are being put in place to help with gathering more information.
3. Would like to know if we have membership cards in progress?
 - a. As stated, several times in previous meetings. Yes.
 - b. 2024 cards will be sent out soon.
 - c. 2025 cards might be enhanced and tied into a new QR code system.
 - d. Membership privacy rights will be respected and not infringed upon.
4. Would like to know if we pay for Karaoke? 232.16
 - a. Yes, \$232.16 Cost per month.
 - b. The Board Audit found the last event was very active with both members and non-members enjoying the event. The attendance that night vs the same non-event evening the week before was drastically improved. All tables were occupied throughout the event.
5. Would like to know what the long-term plan is for the General Manager?

- a. Currently our GM is on a two-year contract and the current board will jointly review the position and contract when it is up. Currently there is a heavy engagement towards making sure there are clear policies and procedures in place as well as best practice. Day to Day operations is a fundamental insight to what needed to do that job which is why all the documentation is currently reviewed.

Board Member Stepping in as a committee volunteer.

- a. Situation Required committee is short and needed one more for a quorum.
- b. Board member who sits on the committee stepped in to fill that role. Is this a violation of our bylaws and covenants?
- c. Nothing in the current membership approved documents says a board member cannot vote on topics.
- d. ARTICLE IV - RIVIERA COMMUNITY CLUB
 - a. SECTION 4.07. Voting Rights. Lot Ownership shall vest its Owner (s) with one vote on all matters.
- e. (6) Except for committees appointed by the declarant pursuant to special declarant rights, all committees of the association must be appointed by the board. Committees authorized to exercise any power reserved to the board must include at least two board members who have exclusive voting power for that committee. Committees that are not so composed may not exercise the authority of the board and are advisory only. RCW 64.90.410

End Report