



**Board of Trustees**  
**Meeting Minutes**  
**Saturday, April 27th , 2024 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:10:00am  
Stand for Pledge of Allegiance to the United States of America

***"There is no transparency without documentation."***

Roll Call: Present: [Chris Frye](#), [Gabe Sachwitz](#), [Jerry Hines](#), [Larry Gramling](#) & [Deb Parker](#) on ZOOM

**APPROVAL OF PREVIOUS BOT MEETING MINUTES – March 30, 2024:** approved with correction for March 27<sup>th</sup>. *Passed unanimously*

**1. NEW BUSINESS:**

**Motion 2024-04-01:** Lot Combo: Michael French/Vickie Driver Section 3 Lots 016 & 017 & 018,  
*Passed unanimously*

**2. OLD BUSINESS**

- a. Summaries, Agendas and KPs are now on the website: *available 48 hours prior to meeting*
- b. Membership Cards: Email or phone request for cards will be mailed out once a week in bulk,  
*New: Member cards can be emailed for electronic card*

**3. Schedule of Board Meetings and Town Halls:**

- a. \*May 25, 2024 (moved so not to interfere with Tanner Electric Annual Meeting)
- b. June 29, 2024 Town Hall to follow
- c. July 27, 2024
- d. August 31, 2024 Town Hall to follow
- e. September 28, 2024 (Annual Member Meeting)
- f. October 26, 2024
- g. November 23, 2024 Moved up one week for Thanksgiving

**4. REPORTS OF COMMITTEES: \*see summary**

- a. ACC.
- b. Forestry
- c. Compliance
- d. Lakes
- e. Golf
- f. Restaurant
- g. Safety update and preparedness: Ham Radio Update from Bill Hodge

**5. GM REPORT:**

**6. BOT REPORT:**

**7. Members Comments:**

**ADJOURNMENT:**

## **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*

## **PENDING BUSINESS**

- ✓ Amenity Report – Monitoring in Progress
  - Lakes
  - Parks
  - Campground
  - Marina
- ✓ Books of Riviera – Available upon request, monitored by BOT
- ✓ Bylaws and Covenants Phase 1 Survey – future growth
- ✓ Bylaws and Covenants Phase 2
- ✓ Cole Point Proposal – End of Talks as of 02/07/24
- ✓ Committee Charter Review- in progress
- ✓ Committee Feedback
  - Create way for committee to post comments to board
  - Post committee minutes in new section of website
- ✓ Community Challenge
  - Signing up PC Alerts
  - Stocking Water and Food six weeks
- ✓ Compliance Initiative – quarterly targets
- ✓ Compliance Variants – in progress
- ✓ Designated Authorized Signatures- active and pending new BOT member.
- ✓ Election and Nomination Committee – Target June 2024
- ✓ Employee HR/Board Resource Letter - WIP
- ✓ Goals and Mission Statement – Actions over works
- ✓ Good Neighbor Brochure – monitoring
- ✓ Insurance – monitoring/100% coverage
- ✓ Internet Engineers Invite – in progress Verizon application confirmed, T-Mobile Pending
  - Now has support of county and state
- ✓ Lawyer Update - no changes
- ✓ Membership cards – Available, call email or pick up.
- ✓ Membership Meeting 2024 – planning
- ✓ Office Equipment Report – awaiting more information.
- ✓ Official Statement of corporate affairs- being prepared for 2024 Annual Meeting
- ✓ Policy and Procedure Handbook - monitoring and in progress
- ✓ Potential Grants for Marina- exploratory phase
- ✓ Potential Grants for New Park- exploratory phase
- ✓ Public Traffic Support – WIP
  - Added 105<sup>th</sup> and Riviera request for Yield Sign
  - Added Island Drive and Country Club Drive request for Yield Sign
- ✓ Public Works – WIP
  - Submitted 18 additional request
  - Requested Pavement Condition Report from County
- ✓ Renters Rights- monitoring
- ✓ Reserve Account – monitoring, report received.
- ✓ Restaurant Repair Schedule – monitoring and in progress
- ✓ Volunteer Lunch – redo WIP.
- ✓ Website – WIP looking at new website with secure features.
  - Would allow us to post financial data and additional legal information
- ✓ Website Upload of Documents – in progress