

Board of Trustees
Meeting Minutes
Saturday, **May 25th, 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

- a. Call Meeting to Order: 10:00am
- b. 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, Deb Parker

1. NEW BUSINESS:

Motion 2024-05-01: Approve lot line combination for Fiscus 23/071 & 23/072

Deb moved, Jerry seconded, passed unanimously

Motion 2024-05-02: Approve lot line combination for Davidson 17/09 & (17/010 & 011 & 012)

Deb moved, Jerry seconded, passed unanimously

Motion 2024-05-03: Authorize HAM Radio Club to advance to next phase.

Deb moved, Jerry seconded, passed unanimously

Motion 2024-05-04 Motion to approve April 27 minutes.

Deb moved, Gabe seconded, passed unanimously

2. OLD BUSINESS

- a. ACC Currently has one open spot on the committee.
- b. The Board of Trustees currently has one open spot. *Candidate applications in by June 17th.*
- c. *Compliance Committee has one open spot on the committee.*

3. Schedule of Board Meetings and Town Halls:

- a. June 29, 2024 Town Hall to follow
- b. July 27, 2024
- c. August 31, 2024 Town Hall to follow
- d. September 28, 2024 (Annual Member Meeting)
- e. October 26, 2024
- f. November 23, 2024 Moved up one week for Thanksgiving

4. REPORTS OF COMMITTEES:

- a. ACC-
 - b. Forestry-
 - c. Lakes: *Kid's Fishing Derby Sunday- June 23rd at Pine Lake 12pm. Pine Lake age up to 17 now included.*
 - d. Golf
 - e. Restaurant: *Back to school Dance (Sept) in planning stages.*
5. Compliance: Now reviewing possible changes for Membership.
6. **GM REPORT:** *Save the Date: Annual Member Picnic August 24th.*
7. **BOT REPORT:**
8. **Members Comments:**
9. **ADJOURNMENT: 12:27**

MEMBER COMMENTS * see summary

**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
- Annual Member Picnic: August 24th
- ✓ 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
 - Update as of May 4th see Talking Points
- ✓ 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/Updated
- ✓ Insurance – monitoring/100% coverage
- ✓ Internet Engineers Invite – See Talking Points for May
 - The board had a great meeting with Verizon this month
- ✓ 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 105th 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 – Will do it In September Stay Tunned
- ✓ Website – WIP looking at new website with secure features.
 - Would allow us to post financial data and additional legal information
- ✓ Website Upload of Documents – Current