

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

GM: General Manager

OS: Office Staff TH: Town Hall

STR: Short-term Rental

KPI: Key Performance Indicators

Core Agenda Items

1. Review of minutes of previous monthly board meeting.
2. Review of summary of previous monthly board meeting.
3. New Business
4. Old Business
5. Report of Committees and Amenities: Dan Morgan
ACC: five new permits this month, one of them was for site development which brings our total of site developments up to 39 right now. Six permits were closed and four of those were site developments, so that's exciting. It has been a little while since we have closed that many in one meeting and we are encouraging people to continue to work hard to finish projects and come in for final approvals. Year to date we have forty-four permits issued for projects and 35 closed. The last time I talked to Russ, we have around nine new water connections so far this year. These are staying steady with our permits. A number of site developments that have had their issues with life and they are taking longer than their allowed time with us, but we are actively staying in touch, communicating & working with those members to get those projects finished.

Forestry: Quiet month for forestry - almost counterintuitive as it seems to be busier in the winter and often the cause is Mother Nature, which helps bring a lot of those trees down. It is interesting that while summer is sort of a busier time for all of us, tree permitting slows down. We have only issued one tree removal permit this month and closed one and one member committed to replanting.

The highlight of the month for the Forestry and Nature Committee was the Open Garden Tour and Lecture Event. It was our third event this summer and it was hosted by Anna and Andrew Davidoff, generously, on Country Club Drive. Colleen Hines is also a really big part of putting that event together and it's grown from just basically an educational tour of the garden to know a lecture and refreshments - food that's prepared, salads and things from the garden. So, it is really grown. About 20 people and we have people that look forward to it and they're always asking when's the next one and we've even had a couple people say, "could I host?" This is what we were hoping would happen and we are proud of the way that the Forestry and Nature Committee has taken on this educational and informative service role rather than you know sort of just reviewing permit requests. We are really happy with that committee and what they're adding to our community.

Lakes Committee: I just got to an up to the hour report from Thor Bussinger, chairman of the committee. He was out there this morning and the temperature of Lake Josephine is 75° and that is steady with what it was this time last year and really the last two years. The level of the lake is down thirty inches for the year. it dropped six inches this past month and that is again right where we were this time last year. Lake Florence is down ten inches for the year and it dropped about four and a half this past month - again right where it has been the last couple years. The clarity is really good at Lake Joe. Thor says that the clarity goes thirteen feet which is impressive when you consider the deepest part of that lake about 22 feet.

Again, he reminded us that he is seeing a difference with the Rigerio muck reduction pods. He is seeing a nice change and visible reduction of the mud in the southwest corner where they are set up. We have two units set up and Thor, other members and Tanner

Siridakis, our Building & Maintenance Superintendent -in charge of that project down there in terms of maintaining and moving the units. They are all seeing a great change in the clarity of water which is sort of a nice side effect that we weren't necessarily expecting we were expecting to actually attack that that muck and try to reduce the bed but we're actually seeing a great difference in clarity around the pods.

We are having weed spraying done by Aquatechnex, a company and one of the few companies with a license in this state to spray. Phil has done an amazing job of staying on this company because it's almost like more than a monopoly, they just basically have more people calling them than they could ever get to, so Phil and Candy (Grounds Superintendent) have stayed on these guys and I think they went up the ladder and tracked down some numbers of people high up in the company to get them to call us back and make sure we were on their list. So, to that end, we are going to have spraying done - they say sometime between August 1st and October but what we've been told is that it would likely be the first week of August. They've sent they've sent a mailer to everyone within 1/4 mile of the lakes but we don't know if everyone got one and we know that more people are going to be interested so we have a copy of this mailer - it's here and we'll have it at the office and you can call with any questions about what chemicals they are using and what they're spraying for.

Put on the e-mail blast you did it I wasn't part of that was the part that was not we did an e-mail blast talking about weeds but this will probably this will be a whole separate messaging to people so Aquatechnex says that they will try to let us know 48 hours prior to coming out here but they don't technically have to, so we're gonna work with them to do our best job of notifying you of when they're coming and again just more. The Water Lily and Water Shield and the Milfoil -the stuff that is really gathering on the top. Call or come to the office if you want more info. In their notice there are no warnings about swimming or bathing. We will have more detailed information and pass it on.

Compliance: There are issues with compliance this month that do center around the season, the weather and the factor of more guests - whether they're invited guests that stay with us or that use our houses - STRs, but basically it all comes down to what we've been saying all summer, is that members are responsible for the behavior and actions of their guests. So, it's really a step that needs to be taken ahead of time to let them know where they are, what the rules are that we have in place and what we're trying to have here and what we're trying to preserve.

Jerry asked what "percentage of issues this month and really this summer have come down to short term rental related issues.?" It is a solid 25% - that is 25% that wasn't there before the summer. So really it has taken a significant chunk of our compliance issues. Now those are directly related to guests and it's possible that even more issues do fall on member's guests but we just don't know. Hard numbers. Phil and I - and you know the office sometimes - it is a team effort to determine what falls under a compliance issue. We feel like we resolved around twenty issues this month, which is a little busier than unusual and again mostly related to the season.

We had a handful of members who were elevated to a more serious in terms of meeting and having hearings with the board and two fines. Two new fines have been issued this month. Again, when it gets to that point, fines will happen and they are happening. I appreciate the way this board communicates. They do not communicate with a hammer but through fines. But they will use them and they have.

General topics that we have found have revolved around the season and the fact that we do have more people here and possibly guests who don't know where they are necessarily. That comes down to keeping trails and roads clean of trash and litter - and litter is one thing but recently people are leaving essentially their party or all their trash or what looks like a camp situation. I cannot believe we're saying this but for our common areas and our trails, pack in -

pack out. It should be pretty simple. No one wants to see that and I think we can all tell that it is a seasonal issue. We do not see trash dumped as often in the winter, if at all. If you have any guests or if you have a way to share and inform say "you know these are shared trails these are these are used by everyone." You know it is a small group that maintains this and they're working hard everywhere else, we don't need to add trash cleanup to their things to do so it's things we can all do.

We obviously have more cars on the road but we have had a number of reports of very unsafe and reckless driving. People overtaking each other on the road down to the ferry - up the hill and down the hill. I hit is one thing if people think they need to race to make the ferry, but we've had passing going up the hill.

Phyllis Zander (11/0741): This is this is an ongoing and it is going to be an ongoing problem. We have never dealt with it from the standpoint of cost versus benefit. Costs need to be built in. You have got records now of what's going on and what the cost is to you - time and effort to do what you're doing. You are doing a good job with what you can do but the point is, it's going to get worse before it gets better. What we need to do is make a cost analysis and what it is costing Riviera members that do not have rentals. It's going to be burned by that forever unless we use it in the budget and that amount, whatever that amount is, it's gonna be a big one it's charged back to the people who have the rentals on a monthly basis and they pay upfront and that will eliminate some of them because they won't want to do it, but quite frankly, that's the only way we can do it. Otherwise, our costs are going to keep going up and up and up for all the work that needs to be done and so I know it is not in the budget this year. I can start looking at the budget -short on money - but it needs to be thought of as something that is a cost to Riviera that is not to be borne by the members and only the people that are benefiting from it -who are making money.

Jerry Response: I can answer part of that by saying "we are focusing on the bad actors, we know that there are people, unfortunately, that are buying houses here strictly to have a STR, which is very sad. I can tell you that the fines to date, so far, were STRs for misconduct by people, are in the five figures.

Phyllis: I know about bad actors, but it is not the point. The point of this community is residential living, not making money. and some of you do not get that, don't understand why this place was started in the first place. It was a residential community for homeowners, their family, and their personal guests. That is all it was, but I think we need to deal with it and just pretend that it's not there because it is there.

Chris Response: This comes up every time - you were part of the town hall - no one is acting like it is not there, OK? Things we can do legally, as a board are not many. We have massive documents coming to us from the state the county. There are a lot of things we just cannot do as a board and we're doing everything we can do within the power of the board. There are some things that we have to put in front of membership to vote on to see if we can but even then we're restricted. We cannot ban STRs - We can't ban them here because it requires 100% of the vote based on state law. Which we would never get 100% of the vote, right? The biggest thing right now that is coming to support the HOA, is the county's changes to STRs which was discussed at the AICAB meeting, which no one showed up to -just one person. They had a whole thing about STRs and the AICAB covers the whole island. There are five thousand acres on the island and the Riv is only 1000 of it. We are doing what we can do and again, we're putting fines out there and it's not just STRs. We are holding renters of full-time renters accountable to their landlords because they're some of the bad and they're taking actions that are not acceptable in membership and so we're holding not just short term but also long-term rentals accountable -we're restricted to what we can and can't do.

Susan Cunningham (10/026): There was an advertisement in one of the local papers about Anderson Island so it is not just a short-term rental or long-term rental. We are having daily people coming to the island using our facilities. We need some kind of control over who is

coming to the parks -you can see them in the parks and you know they're not residents or rentals and they're just there for the day. Maybe we need somebody -we used to have to show our cards to get into any of the parks a long time ago.

Chris Response: We did that on 4th of July. Phil, Dan, and the Board went out and audited the parks through the 4th of July weekend. We found one person who was a short-term renter. Everybody else was a member or a guest and the ones (RVs at Interlachen) that were posted online were family of a member. There is an assumption that all these people are off Islanders when a lot of these people are coming here through the holiday season as guests. We are working on things like the membership card but we looked at security and can't even do anything. We had a whole big presentation on this security thing to find out and officer even mentioned it here - they (security) cannot trespass anymore, they can't even say you can't be here because the state has removed all those private property rules, all that stuff is State regulated. You cannot they have rights, which is why we're navigating things with the State and the County. One of the biggest complaints we had was about the trash. People left their trash, members left their trash and Andy works the weekends, but he cleans all the bathrooms and has other duties. So, somebody's saying 'oh the trash - but I was there and watched the family put their trash, Andy had just left an hour before and he may go down there maybe four times on the weekend. It's one of things where it's like we are cleaning up but somebody takes a snapshot says, "no one cleans the trash." I was there for five hours watching activity, looking for dogs, trying to get the vibe of what was going on. They showed up on the 4th of July with fireworks -they were chasing people back and forth. We are enforcing things but one of the things that was mentioned last board meeting was that the county has the biggest teeth and Dan is calling the county with a STR list all the time that they are not registered. The county has a fine system that they are not using. So, we are trying to put pressure on the county. There are only certain things we can do to influence the county. They should be out here finding and fining these people. We know there are probably 80 STR owners, at least, that aren't registered. We are trying to put more pressure on the county to do their part - they're coming out and they're checking the roads. They are working on putting yield signs up, they're putting up a couple more stop signs - they're out here enforcing contractors. They are doing a lot of things like fixing the potholes. They are doing things other parts of the country right that are trying to deal with. The whole county on the STRs and this is why going to the AICAB meeting is something we are trying to push with people because they have a whole thing on the county. The Pierce County council is still doing a process to eliminate STRs on Ketron, Anderson Island and some places in Gig Harbor. I read that and shared it as a member. Other people are combative, this is the reason there is no Camp Host at the swimming hole right now. They got rid of the gate person because they got assaulted. VIP does not do the ferry anymore because they got threatened. I love you all and I don't want anybody to get hurt. I know want us to do this but someone's gonna punch you in the face - times have changed. The best thing we are doing right now is honestly, this right here. The board gets every month there is a copy they just do a diary for future boards. There are fines and certified letters to everybody who has some sort of violation. There is one hot topic - the talk of doing something - they're resident who rent full time. We are not going after them - we did follow complaints and we're going out to the landlord because like we said before months ago, the landlords are responsible for their guests. They have been like "they're working on it." Some people have cancelled their contracts with these renters. We actually had a bunch of STRs that did not list here the 4th of July weekend to avoid situations, which is good. They are like "listen, I'm not even running a risk of getting fined." The fines, although our fines could be stronger and we are restricted on what we could fine. There are people that actually pay the fine, you know it's cheaper to pay the fine than comply. They say they are going to what they want to.

Susan Cunningham: One question - are we capable of fining them for not being compliant with Pierce County for having a short-term rental?

Chris Response: No

Kathy Gadbois (01/121): Jimmy had done some checking online about the rules for STRs or recreation rentals and apparently the owner is supposed to notify the neighbors with handing out contact phone contact so that if the renters are a problem besides calling 911 or sheriff or whatever, you can call the owner and say 'hey your renters are not within compliance for the neighborhood that is a big problem.'

Dan Response: That is a voluntary process and the county at this point is asking people to follow. So, residents are required to register with the county and provide those numbers in a brochure to all surrounding neighbors. They do not have a process for fining people that have not come in to register and they don't even have a process for finding the people.

I have a very good list.

Chris Response: Dan is sending this list to the county and we are trying to put as much pressure on the county.

Dan Response: I try to be aware of all of them (STRs) and they fall into different categories; those who are not registered with the county, those who are and then those who are may or may not be but are advertising for many more guests than the number of rooms in their home.

Kathy Gadbois: Do we have the ability to look at that list to find out if our neighborhood rental is on the list?

Dan Response: Yes

Chris Response: Wait -not right now - we are gonna talk about it. When I say that is because membership has had the ability to submit and just ask for information and to really get all sorts of information on the members. There are state laws now and county laws that restrict what we could actually share. So people would come in and say I want the blueprints for this... want to know this. In the talking points you'll see the legal advice - there are a lot of things that we can't share because of privacy act. So, we will share the information with processes. There is a form at the office - you submit the request and then it goes through the process. Now we are comparing it. The county code and the state code actually conflicts with each other, too. This is why no new information is shared with members because we can't share who owns a property and you'll see in the talking points, there's a list of stuff that we can no longer share publicly and so we have to be very careful. Say yes or no we cannot say who it is and we can't provide a list so I'd say whatever we can share we're being very cautious with what we can do. So, we do not know open ourselves up to a lawsuit.

Mark Knowles (16/013): I'm new to the island - I have just spent two weeks here, your first time camping really taking it all in- it's wonderful place. Just a couple of observations. Are there quiet hours at night?

Dan Response: Riviera does not have quiet hours separate from the county but the county quiet hours are 10:00 PM to 8:00 with the exception of someone with a permit to build. If they have a permit to build, they are allowed to start at 7:00 because they are encouraged to finish their project.

Mark Knowles: On the speeding on roads, all right I've done a lot of driving around on the island and sometimes I wonder what the speed limit is. I did find the thirty-five mile an hour speed limit coming up from the ferry. Have we thought about dropping the speed limit to twenty-five

Chris Response: That is a county issue, we can't affect the speed limit.

Mark Knowles: I mean you could add more signs like welcome to Anderson island -slow down this is a slow pace as you come off the ferry.

Chris Response: We could not do that alright but on that note, we are working with the county. As I mentioned before, there are monitoring devices all over the island right now. We have a good relationship with the county, as far as the Road department - public works. They are working on adding some yield signs in some high-risk areas, like Island Drive and a few other ones. They are looking at whether they need to add more stop signs, looking at speed and traffic because there was a request years ago to put a stop light in - they said no we're not putting a stop light in (for the mostly for fire department for exiting) but they are

identifying that there are some issues here. We are also going through a push for a proper pathway from the ferry to the store. But we are working with the county -they are out here to see the safety things. We are hoping to get some yield signs at least. But our traffic is so minor that it barely registers for them. We are just trying to sway public opinion right now. They came out with the 1st and 2nd batch of pothole fixed and they are working on 3rd and 4th, and cleaning and they have like they have like 27 more projects.

Murry Stewart (10/074): Our whole street is a pothole - the whole street.

Chris Response: Message me on Facebook and I will add it - because I have a number and I pass it on to people.

Dan: A few comments here I wanted to share because these are actually things that a number of members have called in and asked us to share on a platform like this so and seasonal there aren't docs the shared docs we've been hearing that people are commandeering the docs for the entire day with chairs or things and their boats and things let's just remember we have docks in the Riviera that are for sharing I realized some groups are large but just find a way to share and get along if you can. We have heard a number of stories about rudeness and intimidation and that sort of behavior and we do not support that so keep working to share those docks.

Dog safety, remember we have had a good couple months here with dog safety, just continue to do it and continue to help your guests remember the leash laws and where dogs are allowed in the Riviera.

The quiet hours we mentioned - just last night I could hear some noise that was the normal sort of campfire fun noise, but you know at times it did go beyond reasonable. Then I was putting myself in the position of a member at that point, like I think for me it had started to become a bit loud but what do I do at that point? It didn't come to the point where I would call the Riv the next day, but it hadn't gotten to the point where I would go to say something because as a neighbor and as a private citizen that's not really my first choice to go and confront that sort of situation in person. So what I come back to is this - it's the sort of thing that we never responsibility to think about before it happens and while it's happening, so if you or your guests find yourself in a situation where you're having fun -you're having a great time but that one person is doing a scream or some sort of some sort of noise - just realize they're there you're most likely being too loud for one of your neighbors and they are suffering through it. And just because nobody is saying anything doesn't mean that you could be too loud, so please take it upon yourself to be responsible and to just try to be aware of things like sound. As I just said it's very difficult to confront or do something about it afterwards so it's up to the people making the noise.

We've had a few people call in when free things are left on the street we like that we love the sharing and recycling spirit but sometimes I think we all know that that stuff has run its course and needs to be thrown out. So please don't put things that you know should be going in the tip please don't put them on the road and if you do put something on the road and it lasts a few days I think it's an it's shown itself and if it we've had in other seasons when it rains on free things, call it and please pull them in. Your free things are not allowed to turn into trash that we or somebody then must take care of.

6. General Managers Report

Last year we pulled the finger dock from Narrows and moved it to Pine Lake where it has gotten a lot of use and we're now replacing the dock with some Lego blocks, basically you can see them being assembled on the lawn of the Lakeshore. We decided to do this because it is will last much longer than a wooden dock that we construct and it looks very nice and I think if

this is successful we will need to be replacing all of our finger docks and our swimming docks and also our docks at the Lakeshore. And we are going to be next year -we have in the budget-installing a dock again on lake Florence at Interlachen Park which has been a problem for boaters as there's no place to tie up. We plan to use the same material for that dock.

I have gotten so many compliments about the condition of the golf course. Many people have said it is the best it's ever been and I'd like to acknowledge Candy and her team. Some have said that since Candy took over as Grounds Superintendent, the course has gotten much, much better and I think that that is fabulous. She has added new bunker sand - if any of you golfers lost balls in the sand - the sand is very soft and fluffy. The old sand was hard packed.

Chris mentioned that I am nearly complete with the Policy and Procedure manual. We have had policies over the years but they have never been in one place so I've compiled and redone policies that we've had and added new policies. Chris also mentioned additional policies will be added as they become apparent that we need a policy. A particular situation - an example of which is sexual harassment. We have had a situation at the Lakeshore involving sexual harassment and we need to take a strong hand and we are -this individual has been banned from the restaurant subject to appeal of the board. It is a serious thing and our staff needs to be informed about how to handle this and not just with fellow coworkers and supervisors but with guests. And again, we will take our stand on that with our guests.

We've had a container in the yard that I asked the crew to clean out because it was full of things like your basement or your attic full of things that we had no use for. We cleaned this container out and many of the items we were able to donate to a Technical College for their use in repairing -they use them to train their students on how to repair various items.

Molly has been doing a great job policing the golf course. She lives on the golf course and she is almost nightly chasing down people who have not paid. She is collected hundreds and hundreds of dollars from these people and I think the word is getting out so we expect that the number of people cheating the system will be diminished but Molly is continuing to go after them.

We made a change in hosts at the campground, Woody who many of you know, is now back full time as the campground host and we are delighted with that.

We have added two little libraries, one at the Lakeshore and another at Ray Park. There on the island now 12/18 so this is a place to take your old books and for you to take free books from and that's a great service. I do not think ours is an official little library but it serves the same purpose, so please participate in that program.

The Little Libraries program -it is all individual, you can have a Little Library at your house. You can buy from the Little Free Library organization -it is a charitable corporation. Most of ours are not an official Little Library Program but a member approached us -he put the little libraries together and our guys painted them and put them in the in the ground.

Kathy Gadbois: So, there are some and I am not one of them, but I've heard some complaints actually about those little libraries being put in places that were maybe not appropriate and they're just propping up like weeds, basically. Now again this is not coming from me but I've heard some comments so I was particularly interested in the farm as to how that got installed.

Chris Response: That is not within the Riviera.

Kathy Gadbois: Yeah OK so that's a question about little libraries, I thought maybe I could grill him like a tuna.

Chris Response: This is an issue for them. The history of the libraries was a program that started this summer and a member built then and sold them to other islanders with their own money and they put them where they wanted. The program for the ones sponsored by the Riv we are going to open up to members are gonna design the two. They go they can be put in any easement, any property - anything that's owned to the person that gets it.

Kathy Gadbois: So, I would like to suggest to the board that you produce a policy addressing how many can go in and where they're actually located or we may have them popping up everywhere.

Chris Response: So, the board does not have the authority to restrict what people do on their own property without a membership vote and we have no control over the easement between the road in the house -that's county. That is why you can get away with the retail signs, we can't restrict certain things. And it is an ongoing battle but the people that are doing the library follow their certain code too. If you have questions about a particular one, I will reach out to that particular group like the farm or wherever it is.

Phil GM report cont'd: Handouts included an incoming expense summary and I think of more interest is a new key performance indicators analysis. This provides longitudinal data for the full fiscal year to date of all the items that we have included previously on the KPI. I would point to a couple of things - when I taught finance and accounting I would tell my students it's the goal - that it should be the goal of any organization whether they are charitable or a profitable entity, to have more money at the end of the year than you started with and if you don't you're going to eventually go broke. And you determine the equity by subtracting liabilities from assets and our equity has increased from 4.452 at the beginning of the fiscal year to 5.18, so that should be a source of comfort that our financial performance is improving.

We continue to have some concerns about cash but that will be alleviated when we start the new year and new cash comes in but I would urge you to take a look at the key performance indicators and if you have questions please call me or come in and I'll be happy to discuss the financials in more detail.

Jim Cook (18/058): This is great to have metrics, I really applaud that whole effort with the analysis of revenue and expense - just change that to income and expenses to revenue because a lot of people have the wrong impression that we're a for profit when we're actually a nonprofit. The thing I wanted to highlight and comment on is at the rate that your income stream looks like that you will be in the plus and we're not even getting end of June. At that rate it looks like you're going to come out ahead. I just wanted to thank you for showing the financials on that and now on your metrics, the question I have is this and maybe you have a detailed procedure for this or process, what really intrigues me is the 522 delinquents that you have now, I would soon that those delinquents meaning they're not is that a correct assumption well historically Christine has supported in this account anybody who's not current up to the month that includes Chris Frye - if he hasn't paid this month he would be considered delinquent. And so we were adjusting to this now.

Jim Cook: You'll see the one that attracts me the 334 over 120 days.

Phil Response: And that that is what we're beginning to focus on. Have you participated in the debates and discussions about the amount of money we have been spending on foreclosures?

Jim Cook: No, I have not and I apologize for not being involved in that, it is just that 334 probably comes out to some pretty good income.

Chris Response: We are gonna have more information on this for the budget too because one of the things is up until there's a discrepancy. Where if you're on the monthly payment plan which we've all agreed on for the last 15 years, you're actually you're not a member in good standing because you're not paid in full in October. We are going to clarify that, again just like 15 years ago, we're going to try. One of the reasons we pushed to have this separate

like who's actually bad, we're gonna try and do is also to report of how many of those are county owned that we're just not going get right now because they don't pay dues, how many are with legal- then how many are on payment plans? Because the office is actually working on that. We just did I think like 97 deeds already so we're trying to break it down into categories and a form for the members.

Jim Cook: I think this is great, I mean the metrics are phenomenal and that's how you can judge whether you're doing a good job or not. The 334 is what bothers me mainly because you did set a window of 120 days which is pretty reasonable with some people ACH system or automatic payment system that you know maybe lags for a month or whatever, but 120 days is substantial. Thank you for the explanation and I am not gonna go into any details this is not the forum for it so thank you.

Chris: Phyllis had asked if she could get a copy of the Table of Contents for the Policies and for any member -you can always come and ask for a copy of the Table of Contents of the Policies Book or you can ask a copy of the Policies. I would recommend that at some point if you are one that likes to have your own copy and it's not available online. Get a new one because a lot of the updated to modern standard communication times.

Report of Trustees: Begins Below

Hot Talking Points

1. **Member Comment:** Brown truck driving around the island -speeding doing things. This truck is not licensed and this has been reported to the sheriff. Everybody's aware - this is a 14 year old individual who's driving around with their parents aware of it. We reached out to the parents; we've reached out to the family we are doing everything we could do. We have gone legal route and now we are going to the landlord route because they're residents but they're not a member- they have rights but they do rent from a member. So again, the landlords are responsible for their tenants and so we're doing what we can and the County is doing what they can or what they could do it at the same time. Just be cautious we are working on that.
2. **Member Question:** Some members have made comments on social media about the Riviera members have paid for the new monitoring building at the Ole Swimming Hole and stuff at the Swimming Hole. The Riviera does not control, influence, or contribute anything to the Swimming Hole. That is the Parks Department. We are reaching out to the members who made comments online and with a letter from the board saying hey, clarify your comments and questions - and we will answer them appropriately. A lot of things that were said online have been answered months ago in the talking points and they are just not aware that the board has answered these questions already.
3. **Member Comment:**
4. **Member Comment:**
5. **Member Question:**

New Talking Points

1. **Member Question:** Yesterday evening we were on lake Florence fishing. At the swimming hole across the lake, we began to hear people screaming and cursing at each other using racial slurs repeatedly. This went on for nearly half an hour. It was obnoxious and the kids with us heard it too. This is what I hoped to avoid by buying property on an island.
 - a. **Answer:** The Swimming hole is not an Amenity the Riviera monitors.
 - b. **Answer:** Swimming hole concerns should be brought to the Parks Department.
2. **Member Comments:** Interlaken Parking Lot was full of people. On the 14th of July. The campground was overcrowded with nonmembers. Who are all these people I have never seen before?
 - a. **Answer:** Every person who uses the Riviera Campground is either a member or a guest. Just because you do not know someone doesn't mean they are nonmember. Several families who are also members have their reunions here every year.

- b. **Answer:** Management audited and monitored several amenities and found no violations or unauthorized guests.
3. **Member Comment:** "Laurie L Keele" as long as they are registered or licensed with the county. It is starting to look like the people who utilize their property to make money win above all else
Complain about dogs at a park that's supposed to be a dog free park in order to keep us from having a liability from dogs, fighting children, etc. and what are they do they just say OK well, then we'll leave the dogs in the park so we don't have to listen to complaints about dogs. Genius.
- A. **Answer:** A letter will be mailed to member asking for clarification and supporting information to their statement. At this time, we will also reference information that has been provided to membership in the past that the member may of missed.
4. **Member Comment:** "Bob Patterson" HOA has the legal authority to hold owners responsible by contract for guests and tenants. Guests and tenants are responsible to the owner. Please research contract law and WA State Landlord Tenant Law. I would be interested in the members of the Ad Hoc Committee and the BOD Liaison to publicly reveal if they had any rentals and BnB vs those that did not.
- a. **Answer:** This has already been addressed and is still on going. The member will receive a letter inviting them in for further talks.
5. **Member Comment:** "Ruth Combs" I thought there was going to be someone posted at the entrance to the swimming hole to check for Riviera membership???? Our HOA dues paid for that station to be built and used????!!!!
- a. **Answer:** A letter will be sent to the member explaining to them which Amenities fall under the Riviera.
- b. **Answer:** No membership capital was used to pay for anything at the swimming hole. This again is misinformation and continues to be something we ask Members to help educate other members on.
6. **Member Comment: Laurie L Keele** "and all that goes with it, we have no law enforcement the Riv does nothing at all to monitor even whether people are parking ten vehicles in the yard and on the street, maintaining their property. In short, aside from a whole bunch of nonsense about paint colors, which I think is important, however the singular thing I have ever heard anybody tried to enforce here his paint color. Your yard can be grown over and filled with Scotch broom covered with Scotch broom by Interlaken. Neighbors with junkyards sitting right by the park kind of junk in the yard all kinds of vehicles even on Josephine there are two vehicles always parked on the street that is not supposed to be. I say unless somebody picks it up and starts enforcing some of this then I do not see any reason to pay any HOA and I am going to consult an attorney. If you do not, you don't how boat, or play golf. There is no exclusivity we're paying for everybody's entertainment restaurant tennis Baci, swimming boating fishing you name it if you live in the Riviera and Riv facility your pay for it for everyone. that is not how it's supposed to work. There is no property value protection zero. No discount at the restaurant that is the most ridiculous thing ever. A country club with a golf course that has a closed restaurant and bar most the time most the year. Craziest business model I ever heard and yet we all keep paying. Short term rentals please it is killing me right down the street from the Riv 20 people in a house, partying all night disturbing the neighbors. Nobody moved here for that. Nobody pays Riv Hoa for nothing. They are not amenities if they are public."
- A: **Answer:** A letter will be mailed to members asking for clarification and supporting information to their statement. At this time, we will also reference information that has been provided to membership in the past that the member may have missed.

7. Verizon Update: Posted for all the Island to see Answer Greetings

Our meeting with the Verizon team went very well. We were able to visit the Cell tower and see the interworking's of the tower and discuss short and long-term plans.

As a group we visited several possible sites and will provide them with the additional information they requested.

Clarifying the situation with the existing tower.

The tower is owned by a third party and various carriers utilize it. The current tower has three sections. The very top operated by Verizon, then T-Mobile and below that is ATT.

It was identified that the tower does not have a backup generator so they will address that issue. Which will help with emergency services in the future.

Short Term

Lumen is already running a direct line to the tower which will enable Verizon to turn on 5G services to the island. This will not increase the bars on your phone but greatly increase the bandwidth you receive with their services. Thus, allowing faster downloads and uploads, and clearer signals. This is a Q4 2024 timetable.

The Fire Department will be given additional information about adding a booster option to help with their direct concerns.

Mid-Term 2025-

Evaluating and adding equipment to one of two possible water tower locations on the island that are center to the residential area. The outside areas are already being supported by mainland resources. So, this tower location, possibly Edgewood, would greatly increase the availability of internet to the more populated areas.

Long Term 2027-

Would be a consideration to add a new tower somewhere on the island that received direct signals from a mainland line or signal. Because of the nature of the industry this is something that would take into consideration several factors that they will have to get back to us on.

In Closing

Overall, we felt very good about the meeting, and they left with all specific questions answered and they are committed to working towards providing us with a proposal in the near future.

The Riviera Community Club will do all they can do to keep the community informed. And as more information is made available, we will keep you posted.

As many of you know we are a nonprofit business and although some things may be membership related. To maintain this status the IRS requires us to work towards improving the overall community and we feel this is just one of several steps to meeting that goal.

Legal Updates

1. Updating the Bylaws to conform with State Law.

- a. **Below is a letter from our attorney.** The mention of term limits is something that will go out in the survey being sent out later in the year. The information regarding what can be shared and not shared is still on going. As county and state laws have changed. Until we have complete confidence and clarification we will not be sharing unnecessary details that might open the Riviera up to a lawsuit for breaking a new RCW.

As I said, the state of the law is a bit in flux right now due to the legislature passing a law that RCW 64.90 will become the law of the land in January 2028. Given this, Riviera should be thinking about when the appropriate time is to rewrite its governing documents to conform to the new statute. The Association can choose to do so well before 2028 and "opt-in" to the statute well

before it is due to take effect. Alternatively, the Association can hold off until 2027 and go through the rewrite process then, which would allow the Association to ensure any and all revisions to the statute which take place between now and 2028 are incorporated into the new rewritten governing documents. Ultimately, the Association needs to rewrite the documents, it is just a matter of when that occurs. As discussed, I think a very reasonable approach would be to wait until the legislative session for 2025 occurs and then move ahead with the rewrite project to incorporate all of the revisions made to the statute in 2025 into the new governing documents.

In the meantime, as directed today, I will move ahead to draft an amendment to the Bylaws to eliminate term limits and will ensure there is language in the Bylaws which authorizes electronic notice (notice by e-mail). As we discussed, WA law already allows the Association to provide notice via e-mail to every owner that has signed a consent authorizing receipt of Association notice by e-mail. Please find attached a consent form that can be provided to all owners for this purpose. Upon receipt of a signed consent form, the Association is authorized to provide all formal Association notices and communications to this e-mail address unless/until the Association receives two consecutive notices the e-mail is undeliverable. Let me know if you or the Board have any questions on this.

2. Eliminating term limits (Chris would like this to occur in the future to avoid the appearance of making this change on behalf of the current Board)

You indicated during our call today you wanted this amendment completed ASAP. Let me know if you would like me to hold off on this for the reason you state in the question above.

3. Clarification on what Member info can be released and under what conditions.

This is governed by RCW 64.38.045(4). In short, all of the following documents must be kept by the Association and released to an owner who requests the information:

- (a) The current budget, detailed records of receipts and expenditures affecting the operation and administration of the association, and other appropriate accounting records within the last seven years;
- (b) Minutes of all meetings of its owners and board other than executive sessions, a record of all actions taken by the owners or board without a meeting, and a record of all actions taken by a committee in place of the board on behalf of the association;
- (c) The names of current owners, addresses used by the association to communicate with them, and the number of votes allocated to each lot;
- (d) Its original or restated declaration, organizational documents, all amendments to the declaration and organizational documents, and all rules currently in effect;
- (e) All financial statements and tax returns of the association for the past seven years;
- (f) A list of the names and addresses of its current board members and officers;
- (g) Its most recent annual report delivered to the secretary of state, if any;
- (h) Copies of contracts to which it is or was a party within the last seven years;
- (i) Materials relied upon by the board or any committee to approve or deny any requests for design or architectural approval for a period of seven years after the decision is made;
- (j) Materials relied upon by the board or any committee concerning a decision to enforce the governing documents for a period of seven years after the decision is made;
- (k) Copies of insurance policies under which the association is a named insured;
- (l) Any current warranties provided to the association;
- (m) Copies of all notices provided to owners or the association in accordance with this chapter or the governing documents; and
- (n) Ballots, proxies, absentee ballots, and other records related to voting by owners for one year after the election, action, or vote to which they relate.

However, with that said, the statute confirms the following information must be redacted or otherwise removed from the files before it is produced to a requesting owner:

- (a) Personnel and medical records relating to specific individuals;
- (b) Contracts, leases, and other commercial transactions to purchase or provide goods or services currently being negotiated;
- (c) Existing or potential litigation or mediation, arbitration, or administrative proceedings;

- (d) Existing or potential matters involving federal, state, or local administrative or other formal proceedings before a governmental tribunal for enforcement of the governing documents;
- (e) Legal advice or communications that are otherwise protected by the attorney-client privilege or the attorney work product doctrine, including communications with the managing agent or other agent of the association;
- (f) Information the disclosure of which would violate a court order or law;
- (g) Records of an executive session of the board;
- (h) Individual lot files other than those of the requesting owner;
- (i) Unlisted telephone number or electronic address of any owner or resident;
- (j) Security access information provided to the association for emergency purposes; or
- (k) Agreements that for good cause prohibit disclosure to the members.

The Association is also obligated to redact or otherwise remove "the address of any owner or resident who is known to the association to be a participant in the address confidentiality program described in RCW 40.24 or any similar program established by law."

I recommend you and the Board review [RCW 64.38.045\(4\)](#) as it contains a number of important updates that were added to the HOA Act in July 2023.

Chris: The other thing to highlight in here after the Verizon is we have got clarification from the lawyer and you guys will see this online. This goes into details back when we talk about information that we can share what we cannot share and so my goal, although we can't do it right now because the website is not secure, my goal is all communication from the lawyers will be made public to members. You paid for it so there's no reason for us to have in there. You will see a comment here that we're investigating for future vote - we're going to recommend for the board that membership vote on removing term limits for BOT. So, basically you can only run twice and then you have to stop running. There's no financial benefit to be on the board and it's hard to get people on the board, so if you have somebody like Bill Quinn who's been doing our finances, whether he's on the board or not, for 15 years and he wants to run on the board and he gets elected by board members why restrict him to two terms? If you have a board that is stable and everybody likes them and they keep voting for them every time, why have that restriction on them? And we have really good people that are really good and then they can't run again and you get somebody else in there that doesn't have the experience or whatever and now membership and the employees have to get ready for something again. That recommendation would be something from the committee. You'll see us seeking legal advice whether we can do it.

So, that's (Talking Points) all for you guys to read on your own. If you have any questions you can always reach out to the board or ask about the talking points.

Would like to highlight that the new Good Neighbor Brochure is getting another update this month or next and this is what goes out to all STR owners and people.

Some accomplishments: The Water Department is rehearsing the Emergency Response Evacuation Plans. They are working on testing for the pipes.

The golf course is doing great job -just so you know Molly has done such a fantastic job reminding members and guests that may have forgotten to pay for their rounds.

The restaurant staff have been enforcing certain rules and we have another member that is no longer allowed to go to the restaurant because of his actions. We have members who are bringing their own alcohol and that is a risk to membership and our permits that we have.

At the golf course you cannot bring outside alcohol but we have golfers who were assaulting and threatening staff. There is zero tolerance for this. The board is backing the staff. This the wrong-we are 100% supporting the employees and the safety of others 100%. There is no

question on that. We had a member of bully another member at the restaurant and then touch inappropriately an employee. We have zero tolerance for this and the excuse was "well I was drinking." That is not an excuse and Molly is doing her job and when people decide they're going to complain about Molly because she's doing her job . We see everything and there are cameras everywhere and there's gonna be more cameras. The incident at the restaurant – the cameras are beautiful, there is no graininess -there is no misinterpretation. You see the individual walk up and take a member's drink and drink it and we see a number touching another employee on Thursday. There is no misinterpretation, employees are being assaulted and/or a guest by other members. We are going to hold them accountable and there are people that will lose their privileges to go to Lakeshore. Because that is one thing we can do. I mean it is ridiculous, the amount of it depends on what you do. We had a person go down to the restaurant and decided to act like a tornado to the restaurant and damage the property, threaten employees and they are not coming back. We are clearly mediating actions -the staff can stop you from coming and they can bar you from an amenity. But as a member then you have to go through the process of a hearing and you go in front of the board. The board looks at evidence and decides whether they can change. There is a process of no member being outright banned from something without going through the proper process. We are going to start fining people for their actions. On the golf course or other amenities that are doing things because there is the there's a couple minor our rules we can do there and then hopefully in 2025 membership will approve some stronger fines for some other situations because the fines are really pretty low. Example: you could have a shipping container on your property and we have seen that right, we sent a letter to somebody they got a \$50 fine and they came and said thank you, next month they got another fine and said thank you and they paid. We realized well a rental program -we are authorizing the fines are not matching. One of the proposals the board will make is like membership would you like to readdress how you do fines and expand or detail which ones are affecting rentals for guests or something like that? Again, that has to be all membership votes. So, again I cannot stress enough that if you want the employees to do their job and when they do their job and they get threatened -that's not acceptable or when or they get false complaints. We have cameras, we see things so people like I saw this employee do this at the restaurant. Let's get the cameras up, they didn't do that or you didn't see the whole picture it's like you know Molly. We want Molly to be we were a bad spot for the golf course and it wasn't because of overall management practices it was because a lot of people felt entitled that they didn't want to pay or they you know wanted to skip hole 1 and go to whole 4 and just play the back. Molly's watching so we are just asking people that are choosing. We have had several audits already and we are gonna have more audits by the state because when the state shut down their stores, all they did was take all those employees and turned into hours. We are getting more press from the press because it's an easy topic to talk about. We are getting more people out here - if we get audited something's got their Jim Beam in their golf cart and that affects us, we lose our license. This is a selfish action.

This is a packet, I mentioned this before, when people act like the board is not and Dan isn't doing compliance issues - this is literally all the fines for compliance and there's about 50 more probably going out next month. We are going to work on certain compliance issues and now that everybody's here in the summer. Propane tanks right, no one is surprised about the notices are going out for people who have other compliance and just so you know when this gets passed on the next board that's another thing we're doing alright. Thank You.

Member Comments:

Phyllis Zander: By the way before I start, I agree with you - you have to be hard on members if they're if they're breaking the rules but you have to also be hard on the people who are

renting to people who are breaking the rules. In other words, the person that owns the house the people that are staying there causing the problems fines need to go to people that rent out.

Chris Response: Maybe you have missed this -fines to so far from landlords is \$20,000, And we don't talk about who got the fine but we do hold them accountable.

Phyllis: My thoughts on the evolution of the rental situation in the Riviera. COVID arrived and the result for most families was the postponement of their planned vacations. That first summer was a nightmare for the members -the complaints poured into the board, the staff, and the management. As a result of that, the board formed and appointed a Member Relations Committee to produce ideas to deal with problems posed by the renters. I do not know how long it took the committee to complete task -the 19 pages I have right here is an excellent comprehensive study and every aspect covered -every single situation. The outline is a list of 10 different complaints -situations 3 pages of solutions to those situations -5 pages on membership relations -4 pages on renters registration paperwork and software for the renters have to sell out the timelines for completion so there was a whole package on if you are renting to somebody that was a whole package that they had created that can't to be done for every single person's favor, in addition to what the county requires as far as you checking in that you have one. So that was great even though this was available for news current board at that time and the new board did not have town hall meetings to go through this, where members could actually challenge things that were being suggested. So, what happens as a result of that there was no follow up, there was no follow through the great suggestions from the committee were really never ever really discussed where they could be could happen. And now it is obvious that members have very little control regarding what is happening to single family residential in Riviera. As I said before it should be counted as a line item for the cost on the Riviera. And so, they are having fun and some are destroying the life of a lot of people. We had one lady that came to the meeting I remember four or five years ago, a little old lady, she had tears running down her face and she said I have a renter on either side of me and I have a renter behind me - I can't sleep at night. I never heard back from her, I never heard what happened for her but this is a situation that can happen to a lot of people that just never gets handled because nobody knows what to do about it. So, I think if you haven't got a copy of this, this is actually the results of that the work that those people put into it. This a lot of work and I think we need to revisit it and say what can we do to make it better? Revisit that and say what can we actually do to make it better here for the people who live here -the people who bought homes here to live and have a comfortable life because it's going away gradually. Dan will tell you it is going away gradually and we'll lose a piece at a time and as I said before I'm not gonna say it again, I don't want to end up like Tacoma. (Member Relations Committee February 2021).

Chris Response: Phyllis, thank you but I want to highlight a couple of things in there that you've got a false light on. We have actually had two Town Halls on STRs.

Phyllis: I know dear but people talked and talked but it never came to a result with something.

Chris Response: The talking points - Dan is already -because you brought up again, that is with the answer so you can see them but there are things and things legally that were suggested that we can't do. There are things that we already are doing and there are things that are in the plans, so we will highlight those for you but we talked about this at the town hall meeting.

Phyllis: Is there any reason we cannot take the cost of what is costing us and all the all employees that have to deal with parts of this but that cannot be built into charge back to the people who are making money?

Chris Response: Yes, actually there is there's actually a Washington State code that we have in our e-mail that we're reviewing right now, where they have said you cannot change and add new bills that aren't already in the covenant documents and there is nothing in our current governing documents that supports that and now states have made rules.

Phyllis: I had one they paid \$220.00 for one night for one person to sleep without any breakfast. I am not saying they're making a lot of money but I know one member that isn't here anymore said that in two months she made \$3000. So, this is not little money that's going on, this is big money that's going on. I've got a house that when I do my walk that has five cars in the driveway and outside every single day. So, this is not this is not small money.

Chris Response: But again I'd like to reiterate this, but I welcome you to show - we looked at this in town halls, sat here with the last town hall. There's nothing in the current governing documents which is what we're trying to do and the county is trying to say that we have to have membership vote on to change things. There's currently nothing we can do right now but start filling members for things that aren't governed. You can't create a bill to somebody for something that's not backed up by governing documents they agreed on. What we've talked about doing for the future things. There was no member driven things in this vote in 2025. We're hoping but we're going to do a survey to find out if the majority of membership would support this and we're gonna give you the talking points and I'm glad you brought up we've addressed this month in of month out, there's a lot of recommendations that were downright illegal that we couldn't do. What you guys have been upset about in the past, is that boards have come through and made modifications like the single family residence, that was never in the rules, never in the documents. A board typed that in and posted that was illegal. The ACC that you can talk about, you don't boards doing want any things. A board came in minute and created three to four new pages of ACC rules without membership approval. So, we're doing something but we have to do it the legal route and the membership way. So, bear with us but there are things in that packet that.

Phyllis: I'm only probably here for another four years anyway. I'm not doing this for me, I'm on the street that's nice and quiet -have great neighbors I'm fine I'm doing it for the fact that when I came here I wanted to stay just the way it was when I came here and the people that behaved in a sensible normal way.

Chris Response: We're doing something Phyllis but we have to do it the legal way. And that's not happening. I'm the opposite, I'm in a place where I have 4 terminals STRs running right around me, have neighbors that are great and not great but I don't get to determine how that works. Membership does and that's all we're saying, let us put stuff in place based on membership feedback, with the membership vote on it so a future board can't come in and say here's what my perspective. All we're saying is let's do it the right way -make sure we're not opening -because we start taking money out of people's pockets, you're opening yourself a lawsuit. If we do it the right way, we won't be getting sued and Jeff's been on the board. How many lawsuits did we have last time you were on the board because courts boards did actions. So, for you to say that no one's doing anything - I can't speak about other words boards, but this board every month has been telling people and showing people.

Deb Parker Response: Phyllis your voice is being heard, so just so you don't walk away thinking that your voice is not heard, your voice is heard.

Susan Cunningham: I just have a question I was told that -we run a tournament we call the Ball and chain and it's open to anybody to sign up but I was told that it could not go on the Riviera website. Can you tell me why, I'm a Riviera member?

Chris Response: Is it a Riviera event?

Susan: Anybody on the island can participate.

Chris Response: If you post on all the other social media pages that gets way more traffic than Get some what good or bad, the Riviera broadcasting notifications because island *arches* off. There's a ton of people trying to start trying what's the right here to do that We have been we can't technically promote something. We cannot look bias because we're nonprofit. So, we have to be careful what we promote on that organization. But I will tell you from experience, if you make a post on the campfire page -that reaches 1700 people and gets about 900 views on

there. And you'll get more traction than something that would go on the road Riv but the Riviera cannot be biased and say we're going to promote this and that because we're a nonprofit. The team is very good about not looking like there's favoritism. Now if it was a golf tournament remove something that was there that was sponsored by the Riviera, that's one thing. I hope that answers your question. We're not trying to say that you're not important, it's just that the office tries to follow strict rules.

Deb: But the word will get out on campfire, trust me.

Chris Response: And again, the message when you do that, post one of the admins and just say, hey you know, I posted this and were able to tag it up there. We want to make sure that its up. There's so many posts, we try to pin them. Like Stars and Stripes sale, they're post got dropped down to like nothing and so we pinned it. The Campfire page -a lot of people use the Campfire page and it gets about. We looked at the algorithms on social media, we talked about this actually. In the Facebook page too, because of communication and traffic -because the Riviera pages, like the golf course doesn't have comments so it doesn't create an algorithm that goes into your feed. OK the restaurant same thing, without comments or interaction, Facebook starts the metric -start pushing down acts starts pushing it down. So, the Campfire everybody gets those feeds and then it has a -I can actually take a screenshot, so people like hers was like 781 people saw the Stars and Stripes post. Jessica made-up most of the past that she's pasted on the Campfire page, her post and get like 20 views, the golf course get 13 -they don't get 1600 or 1200 like on the Campfire page. They're the same people reading.

James Cook: I do have a main concern here and that's a discharge of firearms within are Pierce County. PC has an ordinance it's 9.32.070 and it prohibits firing of this discharge of firearms within 500 feet of any other building, any propane tanks or what have you. So, what I'd like to request is that someone or maybe you, form -I'm not going to tell you the job -but form some kind of investigating team to look at it. There's a property that's just east of the ALCC, that there's been target practice in. Also, there's a neighbor that lives behind me that and also myself but I think I'm pretty well protected, but you know you never know straight bullets. But take a look at that and see #1 if that's safe and if that's in compliance with the Pierce County ordinance about discharging firearms. Now I have to say that you can see the firing board from the Yoman Rd. There you know just as the ALCC so and within 500 feet you do have a propane tank there too - it's a large one that supplies the ALCC. So, all I'm saying is please initiate an investigation to look at you know #1 is this safe and is it in compliance?

Chris Response: I'll look it up -that one's already been investigated and reported. I've actually gone there before and that's actually been passed by the Sherrif because it's private property and the propane tanks there, yeah but let me let me zero on what you're talking about the documents that we could put together. We look at all shooting issues and it gets filed with the county but there is a property over that's on private property, if it is what I think it is -it is known as a target range

Jim: No, this one isn't a target range. It's like it's right next -it's east of the ALCC.

Chris Response: OK, I may have to get back with you - just maybe I'll go over with you and narrow it in that way we can do it. News travels and I don't want to...

Jim: That's why I say you need to investigate that because there is a house behind it and I haven't done the assessment, I'm not an investigator. I'm just bringing it to your attention -it needs to be looked at whether it is within the Riviera or outside of Riviera it's outside the Riviera.

Chris Response: That would be AICAB but we can help with that.

Jim: I'm just letting you know because it's affecting people that live right on the road and our safety net the safety that's just going back to your initial statement about safety of the folks that live in the room and that's all I have thank you.

Chris Response: Are you aware that the last incident where there were shots fired inside the Riviera that was dealt with and fined?

Jim: Let's just say there's a neighbor that's been keeping a log of how many times she's hearing the neighbors firing from there.

Chris Response: OK that's a separate issue, but I mean just so you know that when there is a gun is fired that's within the Riviera, we are coming down hard. That's a \$2500 fine per gunshot. So, if it's in the Riviera call and complain.

Jim: Yeah, it's not - I don't think it's in the Riv, it's right on the border.

Chris Response: I just wanted to let you know that you just recently started coming there and in the past we had an issue where someone shot 6 times inside the Riviera and that would be received a maximum fine after hearing and they still received it. I

Jim: I'm just concerned it just takes one straight OK I've experienced that in my life . You know it's like, well why didn't anybody do anything? So right now so I just I'm just letting you folks know so you can investigate it properly.

Chris Response: And what I'll tell you is we'll investigate it and if it's something that's outside of Riviera we as a board will make sure we go to a AICAB and the county. We love AICAB, we're doing great but they made three times you know four times a year and to help them out as much as possible.

Jim: I know that and I'm gonna bring it to attention also OK alright thank you thank you thank you.

Kathy Gadbois(01/120): I wanted to thank the board for posting about people taking care of the tansy that's growing on the island. Kim, James & I for two days went and pulled as much tansy as we could find around the Riviera in our neighborhood where we live. We got 6, I think 6 or 7 -30 gallon bags full of it and that's folding it up tightly and stuffing it in the bag. We plan on taking it to the dump on Sunday and putting it in the dumpster not in the yard waste as you requested. One of my questions here, is I'm going to talk to Wayne about whether he'll let us just put it in the dumpster and if I need to pay to dump it will the Riviera pay me back?

Chris Response: No, actually I would also remind you that trespassing on other people's property is not authorized.

Kathy: Most of this is like on the road, yes I understand that but there are a couple of properties though that are literally just covered with it and I would think that you can notify the property owner that it's there and they need to remove it.

Chris Response: So, we're clear on this, there's a couple things here, the Forestry Committee is already working on a program where they be cleaning some lots with some volunteers. Secondly, we cannot force a member to do that and there are some members who are against removing it. They feel it's nature and so we can't tell neighbors what they should do we could just give them information.

Kathy: Even though it's toxic to all mammals?

Chris Response: That is a choice - members cannot be forced, there's nothing in the governing documents that says you have to do this. And we just have to be cautious - you know blanket statement out there and we've made certain calls Dan has done a lot of contacts with people with concern and it's up to them whether they want to do that. Although, we thank you for your voluntary work, that is not something that the Riviera would be obligated to reimburse you back for.

Kathy: I'm not asking you...

Chris Response: You do you just asked us for that.

Kathy: I asked you whether you would be willing to, I'm not trying to force you to pay me back.

Chris Response: So, anyway, thank you for doing that. We have done our properties outside our place. I agree with you on that personal note but our personal views have to step aside for the membership and we have to be fair to all member's right. So, we appreciate what you guys

did and the Riviera itself is working on the Riviera properties but we have to be cautious of what we tell other members to do.

Deb: What we can do is continue to educate property owners.

Chris: We can influence.

Kathy: Yes and hope that they do the right thing and not put it in the yard waste.

Chris Response: The county recommendation now is they don't want it in the trash. So, I don't know what Wayne's gonna do that but they said they don't want in the trash anymore.

No: That's not -that's absolutely not true.

Chris Response: That's exactly from the website, they updated it. Now, we disagree with that. We do not create the rules. We just share what they give to us. Dan how's your program going?

Dan: Our group is ready and willing to it just comes down to getting permission from the owners.

Chris Response: So, you trespassed on their members property so you trespassed on the members property? So, just so we are clear to all members there is a member that's about to lose their privileges for trespassing on another member's property. Just so you all know there is no authorization for one member to walk another member's property. This is a violation of privacy. #1 you could get harmed #2 there is no entitlement in the Riviera that is the Bill of Rights.

I appreciate -everybody appreciates good neighbors. OK, my dog got out when I was gone, my neighbor Rob came over and took my dog back and I have no trespassing signs but I appreciate the good action. And a good action does not negate the right of that person. We have members who have called in and said that 'we don't support you doing weed killing in the in the water we don't support you promoting this' and we, as a board and as the staff, have to look at yes you have somebody that says I don't like this but we also have people say they want STRs, they also say they want this and so we're like, OK -we've got to listen to all voices right. There's people that hate the golf course and ask 'why do we have a golf course - why do we have this' but again - it's an amenity and when you come up here and again I personally I appreciate that people went out and did stuff but as board we can't force things.

(member talking without a mic – no recording)

We cannot create policies other than for the amenities on how the members act there. We cannot create a rule for members without membership vote. Membership- no you no there is a process. You put it on a survey and the survey says the membership wants this and you guys want to change the rules in 2025 to include a restriction on all residents that all residents vote on or members vote on, and that's how it happens the board is not going to sit there and edit a document and make something happen because of opinion. The whole point of doing things the right way is so that a future board cannot come in and do what we just found, we literally just say man look at the document and a board said 'oh here's the new ACC documents because that board felt their views outweighed the whole membership. So again, I agree on that issue right, I agree on the guns, I have guns, I have something like that I agree on. This we have to make sure all membership -you 10 people plus ones online, you're the most active local people in the community. We may get 40-50 people in here to a meeting that is actually taking action. So, like we said we are putting all these things in the survey and the membership driven stuff will be on the plan. But understand if a survey comes back like it has in the past and issue you brought up and it says 'oh well we are gonna vote on this' great only say let's say 120 people vote on that, it won't pass. You need more than pass that rule but what we can do and what the board is continuing doing and the staff are doing, is trying to influence people to do the right thing. You did the right thing to a point, but trespassing is not part of that right and we're trying to get the county support we're trying to do certain things within limits but like you said there are just as many members that are here today we're gonna get a phone call saying I don't think she should have done that and if one of those members who you trespassed on files a trespass complaint, we as a board have to then take action like we're doing on another member. So, we as a board

are trying to be as supportive on these things but we're also trying to be influencing the right thing. I appreciate what you did right, I appreciate that point but I am trying to give warning that some actions have negative results. There are positive ways of doing these influencing things and we will not sit there and say 'hey we're making a policy that forces Mr. Cook to go clean out his property' because if this membership did not vote on that. Let us work on this, thank you and we are not ignoring you we're just being cautious about it.

Kathy: I don't see any positive action here because I understand what you're saying, I totally get it, but you know are we going to not even require people to like manage their property for the safety of all of us?

Phyllis: Can I explain something to you because I have been here 35 years? We used to have a lady that came every single month's meeting, she was a doctor and she had a home on the island and a home outside of Riv and the reason she had the home on the island is because she had really bad water where she lived outside of Riviera, but she would come every single month and she would stand up for her 5 or 10 minutes and talk about tansy weed and why we didn't do something about tansy weed because it was really bad and it affected the cattle, affected everything and every month she would come and every month people would listen to her say exactly the same thing. Every month and over the 12 or 14 years that she was here doing that nothing ever happened because nobody quite knew what to do about it because it was on other people's property. So I can see where he's (Chris) coming from but I can see where you come from -you're exactly the lady who was coming every single month to complain about tansy weed because it was important to her because she had cattle and it that was affecting her property and that the tansy weed spreads everywhere. I think it is something that needs to be addressed, unfortunately, with most people there's a selfish part of most people. If it does not affect them they're not interested so the only way it's going to get better is if we if we say if it's spreads on your property and the neighbors and that neighbor, pretty soon it's gonna be your problem too.

Jim Cook: Yeah Kathy thank you for the passion on that, so much. And there's a right way -I know the lady by the way very well, but the thing is that there's a right way and a wrong way to do it and I think the first part is education because she handed out little pamphlets - all over the place and those pamphlets are actually produced by the state. The thing is I think you're very passionate about it and I get that alright but there is a right way to do it and if one of the methods is to get enough awareness up so that you have a group that goes and says 'well there's a vacant lot there can I get permission from the property owner to go to the vacant lot?' and that's the proper way to do it

Deb: And that's the correct way to do it, Kathy.

(member talking without a mic – no sound)

Chris: So, you are saying the loudest voice should outweigh the vote of the membership which is against the HOA?

(member talking without a mic – no sound – very garbled)

Chris: I won't speak for the board I'll speak for myself but this membership has had very passionate people on the board that have cost this membership millions of dollars but you see as you're saying there and what I'll say here is that what you're saying is that the loudest voice the independent opinion should dictate for the rest of the HOA?

(member talking without a mic – no sound)

That is a valid independent opinion and that's how it works with the budget and people aren't quite happy with that, so I don't know how that would work with policies and procedures but thank you for sharing that thank you.

Jim: First of all, you know we're all passionate about something in our life and there is a correct way to do this. Does everyone know that we have island cleanup that is twice a year? We have

people from all over the island and we don't even advertise it, they come and they volunteer, they go the right of way - the county right away on the roads. And to clean up those roads but there's people that are passionate about keeping this island clean. And it is all you know -it's nonprofit. If it is a thing that everyone passionate about where we live, okay and keeping it clean. So, I get what she said and I really understand it but you know we live in a litigious society today and you know you step one foot on a property that maybe a person is - maybe not friendly and you're gonna get a lawsuit. You know I think the problem the problem with the board is that they're wading through a lot of things that been done that historically was not properly done because there was no transparency and I that's why I commend you for taking this up to the membership, so that the membership #1 is aware and yet there's always the handful of people that always do the things that need to be done and sure there's a lot of other people that are maybe have other challenges in life that can't participate, but the bottom line is there is a way -a legal way to do things and I think I think that's what we should capture not to suppress the passion, the passion is great but show people with that passion that get a group together you know just like we have share & care, we have island arts, we have all these groups -let's get a conservation group together. That is my two cents.

Chris Response: I want to highlight before we wrap up -there is on the table as last month's talking points with answers from the GM & the board. There are a lot of questions - these are also posted online. I will get right with you so you know we didn't go over these things but everything that was asked by members -any comments on these -this has been updated -it's available like I said online and also for pickup for people like the hard copy. I kind of did that on the safety but I'll highlight that a little bit more as you can tell I'm more about influencing and trying to make a safer place for everybody. I we deal with stuff but I will reiterate this again, if you feel that your individual rights as a member or a person, outweigh an employee or another member -you're wrong! Belittling employees, threatening employees, threatening other members, touching people inappropriately -none of that is acceptable and this board will be sending you a letter for a hearing and I have yet to see one time where it was in favor of the member who caused the violation. It is unacceptable that these people, just like you -all of us will that go to work right and we try to just do our jobs and do things and we got people that are retired that just want to go golfing -they should not be threatened, they should not be touched, it's ridiculous. I cannot believe we're having to have this conversation but you've been warned that your individual rights do not outweigh the safety of another person or an employee and the other person, a member or an employee, is the same to me. An employee is no less than a member and most of our employees are actually members too, so it's concerning when we get the phone call -we had an issue and although I hate to see people be kicked away from an amenity. It's a privilege is, not a right - you lose that because you've chosen to cross a line that I think every person with common sense knows shouldn't be crossed.

We may be including an electronic authorization form that authorizes people to use electronic communication so that's a state mandate saying that we could the lawyer covers it here in the paper and the talking points you'll see it it's a letter that basically I've never been signed, I don't want written documentation anymore, I'd rather have an electronic communication.

Phylis: And you don't really need to because in the covenant states 'by any means necessary' it's written in there so that it's able to do but if you have to have a form to say I want it one way or other, I think that's a good idea. That's what we're working on right there, so we're not really doing much else except -that no everything got pretty much pretty got on hold for the suggestion the lawyer and the GM for further information. And they are people are all voting going to try to be on the board we have a list of people that are gonna do that yet that will be posted on the 12th of August.

Phyllis: We are just wondering if you have people

Chris: Yes, we do have four people right now that we're working for them to do the audit on them. There are three openings and four applications.