



**Board of Trustees**  
**Meeting Minutes**

**Saturday, June 29th, 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, Deborah Parker

**1. NEW BUSINESS:**

Motion 2024-06-01: Approve previous Meeting Minutes - May 25<sup>th</sup>

*Deborah moved, Gabe seconded, passed unanimously.*

Motion 2024-06-02: Approve appointment of Jeff Hayes to Board of Trustees

*Deborah moved, Gabe seconded, passed unanimously.*

Motion 2024-06-03: Approve donations to Adult Golf Clubs

*Deborah moved, Gabe seconded, not passed.*

Motion 2024-06-04: Approve Lot Combination for Olson 06/059 & 06/060

*Deborah moved, Jerry seconded, passed unanimously.*

**2. OLD BUSINESS**

- a. Verizon Update
- b. Policy and Procedure book Update
- c. Compliance and Building Permit Update

**3. SCHEDULE OF BOARD MEETINGS AND TOWN HALLS:**

- a. June 29<sup>th</sup>, 2024 Town Hall (Survey/Open Talk)
- b. August 31, 2024 Town (Budget/Document Review/ACC Changes)
- c. September 28, 2024 (Annual Member Meeting)
- d. October 26, 2024
- e. November 23, 2024 (Pending New Board Direction)

**4. REPORT OF COMMITTEES AND AMENITIES: *\*see summary***

- a. ACC.
- b. Forestry
- c. Compliance: Now reviewing possible changes for Membership
- d. Lakes
- e. Golf
- f. Restaurant

**5. GM REPORT:**

**6. BOT REPORT:**

**7. MEMBER COMMENTS:**

**8. ADJOURNMENT: 11:51**

## **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*

### **Ongoing Business**

- ✓ Associate Members Total: WIP
- ✓ Associate Member New Applications: zero
- ✓ Amenity Report – Monitoring in Progress  
Annual Member Picnic: August 24<sup>th</sup>
- ✓ Books of Riviera – Available upon request, monitored by BOT
- ✓ Bylaws and Covenants Phase 1 Survey – future growth
- ✓ Cole Point Proposal – End of Talks as of 02/07/24
  - Updated in May 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 06/12/24
- ✓ Insurance – monitoring/100% coverage 06/12/24
- ✓ Internet Engineers Invite – Prepping for next meeting
- ✓ 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 – in final review of board 06/24/24
- ✓ Potential Grants for Marina- allocating budget for Grant writer/working with AIFD
- ✓ 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 nine new requests 06/21/24
  - Requested Pavement Condition Report from County 05/17/24
- ✓ Renters Rights– monitoring
- ✓ Reserve Account – monitoring, report received.
- ✓ Restaurant Repair Schedule – monitoring and in progress
- ✓ Volunteer Lunch – Will do it In September Stay Tuned
- ✓ Website – WIP looking at new website with secure features.
- ✓ Website Upload of Documents – Current