



Board of Trustees
Meeting Minutes
Saturday, July 27th, 2024 at 10am

To join this meeting click <https://us06web.zoom.us/j/83018503239> or call 253-215-8782 Meeting ID 830 1850 3239#

AGENDA

- 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:

1. NEW BUSINESS:

- a. Motion 2024-07-01: Approve previous meeting minutes June 29th, 2024
Deb moved, Jeff seconded, passed unanimously
- b. Motion 2024-07-02: Golf Tournament Cancellation Policy
Jeff moved, Jerry seconded, passed unanimously
- c. Motion 2024-07-03: LG propane washer-dryer
Deb moved, Jeff seconded, passed unanimously
- d. Motion 2024-07-04: Appoint Jim Cook to Chair Election Committee
Jerry moved, Jeff seconded, passed unanimously
- e. Motion 2024-07-05: Change of time for August Meeting to 11:00am
Jerry moved, Jeff seconded, passed unanimously
- f. Motion 2024-07-06: Lots for Sale process
Pending approval of written policy by the BOT - Deb moved, Jeff seconded, passed unanimously
- g. The Annual Member Picnic will be on August 24th, 2024 at Ray Park from 11am to 2pm.
Canceled (8/06/24)

2. OLD BUSINESS

- a. Verizon Update: Great Meeting Awaiting proposal
- b. Policy and Procedure book Update

3. Schedule of Board Meetings and Town Halls:

- a. August 31, 2024 at 11:00am, *Town Hall to follow* (Budget & Document Roadmap)
- b. September 28, 2024 (Annual Membership Meeting)
- c. October 26, 2024
- d. November 23, 2024 (Pending New Board Direction)

4. Report of Committees and Amenities:

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

5. GM REPORT:

6. BOT REPORT:

7. Members Comments:

8. Adjournment:

MEMBER COMMENTS

**MEMBERS - TO SPEAK AT THE END OF THE BOARD OF TRUSTEES MEETING ON ANY TOPIC FOR A MAXIMUM OF THREE MINUTES, PLEASE USE THE SIGN IN SHEET PRIOR TO THE START OF THE MEETING. ZOOM PARTICIPANTS, PLEASE INDICATE YOUR INTENTION TO SPEAK AT THE BEGINNING OF THE MEETING AND THE NATURE OF YOUR COMMENT OR QUESTION*

Ongoing Business

- ✓ Associate Members Total: WIP
- ✓ Associate Member New Applications: zero
- ✓ Amenity Report – Monitoring in Progress
- Annual Member Picnic: August 24th
- ✓ 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 – Awaiting Verizon Proposal
- ✓ 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 105th 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 Tunned
- ✓ Website – WIP looking at new website with secure features.
- ✓ Website Upload of Documents – Current