

Board of Trustees
Minutes
Saturday, February 22, 2025, 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: 10:01am
- b. Stand for Pledge of Allegiance to the United States of America

"There is no transparency without documentation."

Roll Call: All present

1. OLD BUSINESS

- Internet Update – We received an update from Verizon this month. The site is scheduled to go 5G this year and is under construction review right now.

2. NEW BUSINESS:

MOTION 2025-02-01: Approve previous meeting minutes January 22, 2025

Deb moved, Jerry seconded, passed unanimously

3. Schedule of Board Meetings and Town Halls:

- March 29th at 10:00am – Town Hall (no topic yet, Open Talk)
- April 26th at 10:00
- May 31st at 10:00 – Town Hall (Six Month Budget Review)
- June 28th at 10:00
- July 26th at 10:00
- August 30th at 10:00 – Special Membership Meeting Vote on Governing Documents
- September 27th at 10:00 (Annual Member Meeting)

4. Report on Committees and Amenities:

- a. ACC, Forestry, Compliance & Lakes reports by Community Development Manager, Dan Morgan

5. GM REPORT: Phil Ronning:

6. BOT REPORT: Talking Points and Trackable Items

1. Survey Two: To cover ACC revisions that were recommended
2. Survey One: Reviewing results, 190 members responded as of 02/12/25
3. Election Packet was updated and both versions will be ready for upcoming member votes.
4. Upcoming Member Development: 3 of 106 lots

7. Members' Comments: See below note

8. Adjournment: 11:26am

MEMBER'S COMMENTS

**MEMBERS – To speak before Adjournment of the 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 will be asked to raise their virtual hand during this time. For clarity all questions must be submitted using the proper form. Verbal questions may not be interpreted.*

Board of Trustees Trackable Items

- ✓ Associate Members Total: 17/60
- ✓ Associate Member New Applications: Zero as of 02/12/25
- ✓ Total Insured Assets:
- ✓ Total Insured Assets in use:
- ✓ Amenity Report – No new Events as of 02/12/25
Annual Member Picnic: Cancelled; Health Department Update/No Potluck
- ✓ Books of Riviera – Available upon request, monitored by BOT
- ✓ Bylaws and Covenants Phase 1 Survey reviewing 002/12/25
- ✓ Cole Point Proposal – End of Talks as of 09/25/24
 - Updated in May Talking Points
 - Sending Brandt HOA Letter
- ✓ Committee Charter Review- Charters to be posted to website alongside minutes
- ✓ Committee Feedback
- ✓ Community Challenge – PC Alerts, Stay in Place Prep
- ✓ Compliance Initiative – Propane/Vehicle Notices sent out
- ✓ Compliance Variants – County Variance before asking Board.
- ✓ Designated Authorized Signatures- Confirmed Finished 02/12/25
- ✓ Election and Nomination Committee – Target June 2025
- ✓ Employee HR/Board Resource Letter – WIP
- ✓ Employee: How many union:
- ✓ Employee: How many non-union:
- ✓ Goals and Mission Statement – Actions over words done
- ✓ Good Neighbor Brochure – monitoring/Updated 02/12/25
- ✓ Insurance – monitoring/100% coverage 02/12/25
- ✓ Internet Update – Verizon Update 02/14/25 Site is scheduled to go 5G this year and is under construction review right now.
- ✓ Lawyer Update - no changes as of 02/12/25
- ✓ Membership cards – Available, call email or pick up.
 - 2024/2025 172 Member cards issued YTD
- ✓ Membership Meeting 2025 – Working on next year’s details
- ✓ Office Equipment Report – Completed 12/05/24
- ✓ Official Statement of corporate affairs- being prepared for 2025 Annual Meeting
- ✓ Perc hole: Being revisited will update when ready.
- ✓ Policy and Procedure Handbook – Additional Policies added suggested 02/12/25
- ✓ Point of Sale System Purchase and Portable Scanners: Status
- ✓ Potential Grants for Marina- allocating budget for Grant writer/working with AIFD
- ✓ Public Traffic Support – No answer on new Yield Signs as of 02/12/25
- ✓ Public Works – WIP
 - Submitted Five new requests 12/27/25
 - Requested Pavement Condition Report from County 02/14/24
- ✓ Renters Rights – monitoring no update as of 02/12/25
- ✓ Reserve Account – monitoring, report received.
- ✓ Restaurant Repair Schedule – Working on next phase 02/12/25
- ✓ Undeveloped Lot Reclamation – WIP
- ✓ Volunteer Lunch – Summer 2025
- ✓ Website – WIP looking at new website with secure features Target 2025
- ✓ Website Upload of Documents – Added more Policies and updated FAQ section 01/15/25