

Summary BOT Meeting February 22nd, 2025

GM: General Manager

AGM: Assistant General Manager

OS: Office Staff TH: Town Hall

AICAB: Anderson Island Citizen's Advisory Board

Hot Talking Points

1. **Member Concern:** How long does the member have to be behind on their HOA dues before the Riviera takes legal action?
 - a. **Answer:** 120 days

New Talking Points

1. Member Concern: Lighting near the pathway is poor by the restaurant.
 - a. The Riviera has installed a new streetlight (see attached picture) at the top of the pathway to Lakeshore. This was done at no cost with existing materials and with the volunteer assistance of Tanner Electric. This is in lieu of the \$5,000 budgeted for this project in the capital budget. This is a superior solution to the lighting problem on the walkway.
 - b. Another light is being looked to to cover the other dark part of the driveway.
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Verizon Cell Tower Update: The process of updating the cell tower has been slower than expected due to permit delays. However, they are currently upgrading the infrastructure, which should result in a significant improvement in speed if you test your connection on your Verizon Cube, you should have doubled or tripled your speed. They are committed to providing 5G on the island from that tower location by the end of the year. Long-term plans include collaborating with Russ, Phil and the Board to work on getting the cell tower on the water tower on Edgewood. The existing tower, owned by a different entity and used by Verizon, AT&T, and T-Mobile in the past, is blocked by Guthrie Hill – the tower at Edgewood will benefit all of these cell users.

4. **Report on Committees and Amenities:** Community Development Manager, Dan Morgan

ACC: *6 new permits issued - 0 permits closed - Currently: 40 site developments*

Members with active projects that have gone past the expiration date of their permit need to finish and request final approval. Members who have finished projects with open permits, please contact the office to request final approval.

FORESTRY: *2 new emergency permits issued, and 2 cases of connecting members - 7 trees removed, 5 committed to be replaced. Thinking of new ways to enrich the community – promote gardening and tree environment - possible market, etc. Planning Earth Day Fair in April.*

LAKES: *Levels are still about 2-inches below where they should be for this time of year, but clarity is still excellent.*

A Rigero muck unit has been in pine lake...still waiting for definitive results.

Planning Fishing derby – for early June.

COMPLIANCE: *Couple of minor incidents, about 15 issues resolved with the majority having to do with finishing projects and cleaning up. Unwanted visitors - good work by the entire community banning together to keep fellow islanders safe and aware. Please call if you have any concerns – we all want to be aware of these kinds of things. Steilacoom police and the Sheriff's office also responded.*

Chris: *The BOT, Riviera Staff also did a great job.*

*Reminder: **Members are responsible for their guests;** please help them understand where they are and the rules, we have in place to preserve this amazing community and what we all love about it.*

Let's start thinking about spring clean-up! Volunteers: Lakes, Forestry & Compliance Committees have open seats.

Pro Shop: Molly Miller, Manager

First off, I'm super excited with 2025 golf season. I've been working all winter and fall getting the tournament schedule up - we still unconfirmed dates. I put my first draft up which created a scuttlebutt in regard to a couple of the tournaments that were not on there. I just wanted to clarify, because Phil got an e-mail this weekend from a member, and it seems there is some confusion. The Spring Fling is a golf tournament that the Men's and Ladies club presidents put on. The two new presidents this year Janice Bolton and Ray Young. I've been waiting for dates since last fall and hadn't gotten anything yet as far as even a temporary date to put on the calendar. So, I reached out in January to Janice, and we had an e-mail exchange back and forth - she was going to talk to Ray. I reached out again yesterday and talked to Janice, and we worked out that she's temporarily put down the 10th and 17th - she is going to talk to Ray to confirm. So, the rumor was that I cancelled it. I don't have the authority to cancel a tournament that is not put on by the RCC.

The RCC is the other tournament event put on by the Riviera. Last year when we did the 2-day event, we had 14 players. Some people were at a wedding, some people were boycotting because of the \$15.00 fee, but we closed the course for two days. We are trying to figure out a way that we could improve the numbers for that tournament. We discussed maybe getting rid of the gin part of it, maybe changing it to a one-day tournament, maybe the Men's and Ladies' Clubs take that tournament over because it is part of a point system that the men use. Everything is kind of still in negotiation but the dates - June 13th and 14th - were always on the calendar, it just was not put my draft calendar yet.

Dan, Phil & I did a fun little field trip a couple weeks ago over to Limerick HOA in Shelton. They are an HOA exactly like us and have a golf course and two lakes. We talked to the pro and got some information from him, and we talked about the Golf & Greens Committees and different things that they do, like we do - so on and so forth. It was really fun, and we got some good information.

I have been working on it since last summer and I've probably talked to over 100c people. This is something that they do at Limerick. There are different categories of people who golf - parents that have kids that golf - there are members that are grandparents that their grandkids come and visit, there are members that have homes that their adult kids come and play. We wanted to add an event that is just for members only - a fun scramble with 2 divisions, but an all member only, Scramble - a fun thing at the end of September. So, it's the RCC Family Scramble that we're adding as an RCC Event. There will be a BBQ at the end - and it'll be the Sunday of Labor Day weekend. For our upcoming tournament, we plan to start at 8:30 AM with a shotgun start, aiming to finish with a barbecue by 1 PM. However, this could change depending on participant numbers. We require 32 players for the shotgun start, and if we do not meet this requirement, we may switch to a first tee format

At the last board meeting, Chris created some discussions regarding our communication efforts. He expressed his gratitude for the updates provided on Facebook regarding closures due to frost delays. Various members approached Candy and me with inquiries about the golf course management. It's important to clarify that while I assist with communications, Candy is responsible for golf course operations.

Candy and I coordinate every morning at 7:00 or 7:30 AM to manage daily activities, utilizing a text message system to inform members about course closures and other relevant updates. I then post this information on the Facebook Campfire and Riviera pages. While I occasionally check the course conditions myself, Candy remains in charge of the golf course. Candy often relays information through me. For instance, it has been announced that the golf course will be closed from April 15th to the 18th for aeration. This notice is already displayed on the board.

Regarding tournaments, there have been a few changes. Young Life's tournament has moved from the 20th to the 8th. Some tournaments are still pending confirmation, but I am working diligently to keep the schedule updated. The finalized tournament schedule will be posted on the website as well.

In terms of communication, last year we saw some challenges in coordinating responses from management due to busy schedules. During our busy summer season, it may take some time for response due to that Phil & I must schedule time to talk - but for urgent matters requiring Phil's attention, please email him directly, but also consider copying both of us to ensure prompt handling. And firstly, feel free to bring your questions to me directly or my staff - we share all information regarding the Pro Shop, tournaments, etc.

Lastly, regarding advertising for club tournaments on the Riviera Facebook pages, there was confusion last year. We seek clarity on whether we can proceed with advertisements for these events this year. Thank you for your understanding and cooperation. We look forward to a successful and organized year ahead.

Jim Cook, Chair AICB Disaster Preparedness Group:

*We meet on the first Monday of every month. Vice chair is Aaron Reynolds because we have to meld all of our what we do through the fire department as they are the emergency operations center if everything goes off the rails, so to speak. During an emergency everything goes through the fire department. There are zones we have designed for the whole island. Maybe you don't know me, but you could e-mail me at jtcworld@gmail.com. Each zone will have neighborhood coordinators. The coordinator is someone in your community that you know cares about the neighbors. Also, neighbors can watch each other's watch their house. So, those are the people we're looking for. The next thing is our meetings, we have representatives from all of those key organizations that help. Challenges on the island and other things, is we have a person that is looking at what we do what requirements for sheltering in place. We will give you a list of stuff and you don't have to buy it all at once, you don't have to have a garage stacked up. We recommend a 30-days' supply for food. Then we have hubs- a hub is that particular facility for displaced people, so let's say earthquake scenario – there are trees falling all over the place and maybe wiped out someone's house. For help and support, you go to a hub. The American Legion has stood up and has accepted a proposal that the ALCS is one. Rick Anderson, who's also the secretary of the disaster preparedness, is now looking at the Historical Society maybe having a hub in that area. So, these hubs are going to be places where people that are displaced because of whatever reason - even those people and I know we all love them, that come over during the summer. Alright, they're going to be displaced and where do they go? So, the other thing is emergency communications - that is probably the most important part because the cell towers are going to go down, you're not going to have any kind of cellular. So, right now we have a team and working in conjunction with the Anderson Island Amateur Radio Club that has mapped out the island for G GSMR GMRS radio system. They're handheld like a walkie talkie. So, we have mapped out the whole island for a repeater system that we can transmit to 95% of the island. We have someone that is formulating a flotilla, a group of boats that people have in the yacht clubs that they're willing to, in a in a dire situation, be able to take people- now understand if it's an earthquake the Coast Guard's standard rule is that they will not come into the area for at least six days. I would recommend not to even think about it leaving, stay here where you've got a family and people that will care for you. I wanted to let you know that there is a concerted effort and it's called Anderson Island Prepare, so if you ever hear that and if you're interested in participating in this, if you have a skill set -we have retired doctors that are willing because remember like the test of faith you have, there are certain acts like the Stafford Act - certain acts that you don't have to have a credential for that's active you just have to know what you're doing to help people. I just wanted to take up just a few minutes of your time and I appreciate you allowing me to speak on this and again any questions at all please e-mail me or you can call me my Home Office 253-858-8726 Cell 253-858-8726 or jtcworld@gmail.com. Thank you.*We are doing all we can as volunteers, and we don't have a lot of funds – so donations are welcome. Whatever you can contribute, we'd be more than happy to accept.*

- 5. GM REPORT:** *Phil Ronning: My background is in the medical industry. I learned from the then incoming president of the medical staff that there are two kinds of people - lumpers and splitters. When my oldest daughter would come home from school and we would say what happened today at school, she would say, 'well, when I opened the door there was a butterfly on the swing on her porch. I walked down the steps, and I saw a snail and I also picked up a rock,' and so on and so forth. My younger daughter, when asked the same question would say, 'nothing' and my younger daughter takes after me - I'm a lumper, so you've heard from a couple of splitters previously, so my report is very brief and please feel free to ask questions. You may have noticed it's been reported on social media that we installed a light at the head of the walkway down to the restaurant to street. We had budgeted something like \$5000 for this and we decided that we had light bulbs and Tanner Electric provides light fixtures because - you may not know this, but we pay for all of the streetlights throughout the Riviera. So, Tanner Electric will provide a streetlight for us, and we will provide the pole. So, we installed a new streetlight at the top of the walkway to the restaurant and it cost us nothing. We're thinking of doing something similar - there's a streetlight at the bottom of that roadway - but it seems the light that it provides can be increased by making a dual light on a single line. We're looking into it. We may also put some spotlights at the covering of the entryway to the restaurant, which will improve the light at the lower end of the parking lot near the restaurant.*

We recently closed the restaurant for a day to clean the hood which we are required to do every six months. It's been rather slow so there's not a lot going on and they don't have a lot to report. We provided a KPI (key performance indicators) please look at it. We'll be going over this in detail at the Town Hall in May. We will talk about the six-month budget - everything in detail including the budgeting process and little education on how to read its financial statement.

We've just received the audit, which is going to have some implications, particularly for our balance sheet that we have and Bill is going to help me interpret it so there will be new information next month. Call the office right if you would like a copy of the audit (must fill out a document request form.) We've had certified public accounts go through our books and records and verify that the financial statements are correct. A certified copy of our financial statements -stop by and we'll give one.

6. BOT REPORT: Talking Points and Trackable Items

There are many scams happening right now. If you have any questions about something, ask someone for help. Call for help.

- a. Survey Two: To cover ACC revisions that were recommended, survey 3 is also in the works.
- b. Survey One: Reviewing results, 204 members responded as of 02/12/25
- c. Election Packet was updated, and both versions will be ready for upcoming member votes.
- d. Upcoming Member Development: 3 of 106 lots - member is working with Dan, Fire Dept and Water Dept.

7. Members' Comments: See below note

Will Ganschow (04/124): I've been here since last June across from Pine Lake. Basically, partly for my own education, or maybe just maybe to raise awareness – I talked to Rick Anderson last week and based on what he said to me, it doesn't sound like there's a comprehensive forestry management plan for the island. I'd be happy to be disabused of that.

Chris: What do you mean by comprehensive?

Will: With all the forest fires occurring here, in California, and other places, I'm concerned about forest management. Managing forests involves various considerations to ensure their health and safety for residents. After living here for 8 months, I'm increasingly aware of the need for a forestry management program. Back in the 90s on Orcas Island, we experienced two storms with 100-mile-per-hour winds that knocked down hundreds or thousands of trees, causing significant damage, roads were impassable, and it was a minor disaster. It's surprising that such events haven't happened here.

Chris: We lost 36 trees in that storm.

Will: I didn't have a well thought out question, just wanted to raise the topic.

Chris: We have some of this stuff in this survey. We've actually talked about this that the fire department actually has a program, they came up with that they're working for helping us. The problem is, this is more AICAB w. We (the Riv) can't tell you what to do on your own property. I can't force you to cut down trees. We have some rules that say that you can't cross this line. To reiterate, I'll make this a topic question for Talking Points next month. I will reach out to the fire department about their plan. Dan is already working on this since last year. We're going to make a video on how to clear your vacant lot. With vacant lots that people want to clear -because before (past years) it was like "you can't touch your lot." It was in the rules that you couldn't clear your vacant lot - no machinery, etc., and it was fine at the time, but we have to adjust things for the times that are happening now. We've seen what's happened with fires, we are very wet- it's hard for fires to catch but you never know. The fire dept is working on something. I would bring it up at an AICAB meeting and ask what they're doing. Gabe is actually on the AICAB, and he can tell you about the best process for that.

Gabe: The next AICAB meeting is Thursday, April 10th at 7:00 PM. Jim Cook is also another valuable resource to talk to.

Chris: We will put this in the next Talking Points, too. Many people are unaware of the fire department's program.

George Stewart (10/075): I've been here almost 20 years, and a prior Forestry Committee put together a comprehensive plan. It is very involved, and people just didn't want to do it at the time, so that could be the place to start.

Chris: I've seen the plan and you all may not realize that our trees here are unhealthy. People are upset that we're cutting down the green, but it really needs one tree every 20 to 30 feet apart. We just had another one come up last year with the forestry. You talked to us on Earth Day what really, we didn't quit thinking about is the number of trees. That's the overall green cap -the healthier trees are better for the environment -these trees are starving each other out. It would really be a

huge change in mentality, and we would have to start with getting people to realize that less trees is actually better for our environment. On the forestry committee, we see that when people build houses and don't take enough trees. Many return a year later needing to cut more due to becoming weakened in storms. Our excellent fire department manages these emergencies at night, clearing fallen trees after storms. For example, during one storm, we cut 36 trees within 24 hours. These efforts are coordinated by the fire department and volunteers who distribute the chopped wood to those in need. Our HOA can influence but not control what happens outside our area on the island. You're looking at the whole island, the Riv is only a small part of the island. This would be a topic for AICAB. The BOT can only make changes to policies regarding amenities. The BOT cannot change the covenants. That would be a membership vote for any changes to covenants and bylaws.

Will: My reason for bringing that up here is, that the Riviera board may choose at some point to engage in advocating for state regulation changes. So, if I bring it up here it gives you a chance to hear my question, to talk about it and to explore what avenues are available to the board and to the community to ensure our collective safety.

Chris: I think the board will agree with me, and that is we see what you're saying but I think the most energy needs to go towards AICAB – they have the better reach.

Chris: One of the downsides to the board, as much as I love everybody, we are seasonal. We rotate so much there's no consistency on the board. There will be a change in October, and depending on who's on the board, AICB has longer life. They tend to be there for years.

Jim Cook: The Anderson Island Citizens' Advisory Board was approved by the Pierce County council. I was the chair- AICAB was formed by Pierce County Ordinance 2004-25. The charter and what we're what we're concerned with. It's represented by 12 organizations, nonprofits. This is how we all come together as a community and figure out what the best thing for the community is. The one thing I have to say is that since that ordinance allows us two channels into the Pierce County government. One is the county exec, and the other is the County Council. So, we are able to touch both of those. So, if we have recommendations -I'll give you an example: one of our folks that lives on Villa Beach Rd. You know where that is - it's right in front of the ferry. She was walking along the beach and saw erosion on that road from the beach side. We handed it to AICAB -had public plans and public works come out and they looked at and they said 'yes, there is erosion. So, we're taking care of that and the county is taking care of it. So, just to answer what Chris said, the AICAB is a place to bring up all your concerns about the forestry and you know I share those also

Chris: At the AICAB meetings, there'll be like two to three people, and they are people from the Riviera office, so the more participation from island residents, the better. The problem they have is 10 of us we as members and Islanders unless there's an issue we ever show up. Once there's an issue, the place is packed. I always encourage people not to not to wait till there's a problem - feel free to show up and speak there.

Jerry: Let me add a little bit of context to the tree discussion as it relates to the Riviera. Currently, the Forestry Committee, I believe is basically just letting the Pierce County regulations take effect without any argument because Pierce County says for safety reasons, that any tree that is within 1 1/2 tree heights 1 1/2 tree heights of an existing structure is dangerous and can be removed without any permit. That's also a safety thing, in terms of it's your neighbor's tree, there's no reason you can't contact your neighbor and say, "hey that tree is going to fall on my house, can you remove it?" They pretty much have to do that - might take some argument with their insurance agency company that they'll take care of it.

Gabe Sachwitz -The next AICAB meeting is Thursday, 7:00 PM on April 10. So definitely spread the word. Let other people know. The other thing I wanted to bring up -is reports to the fire department. Clearing trees from the road, just keep in mind the reason why we do that. Because we want to make sure that there's a clear path in an emergency. Definitely notify us - let us know because again the idea is to clear a path to whatever.

Joanne Mettler 02/034: Thank you all for everything you do as a volunteer - thank you and thank you. James is outstanding - OK just a quick thing, the survey I thought was great - I might put my things on there and on this list, which I love. Can you just add the dog park over on lake Florence? Dog park that is sort of in place over in Lake Florence because as somebody on like Josephine - I love dogs however, nine people on the dock plus a dog you know it kind of starts to be a lot of people. And there's more people as we know on the island but something I know we changed the dog guidelines at different parts

I'm just trying to find a place where dogs can play there is a but it's very hard to access that because of drop off is very deep and so I was just trying to find a place for those folks that want to be able to do that OK.

Chris: *So, what you're suggesting -should we say - that we should be allowed something that has more access?*

There are areas where you can bring your dogs, unlike other places like Josephine, which may not have enough space. To address this, Phil will ensure his team reviews it, as it falls within their responsibilities. The suggestion includes evaluating access to the park area.

Joanne: *Additionally, there is a well-maintained area across from Interlachen with roped fences that look professional. However, there is no sign indicating private parking, leading visitors to use the space without knowing it's private. It would be beneficial to install a sign that designates the area as private parking, similar to other parts of the park.*

Chris: *Members often have observations and suggestions that might go unnoticed. These should be communicated to Phil or Dan regularly. If members notice any issues, they are encouraged to report them, as these small improvements can enhance the overall experience for everyone. Dan has a lot of involvement and can coordinate appropriately when issues are raised concerning park settings. The input and feedback from every member are valuable and help maintain and improve the facilities.*

Murry Stewart 10/075: *I wanted to discuss a phone scam targeting older people that seemed very convincing.*

Chris: *We're passionate about protecting family members from scams. Remember, if you receive suspicious messages, it's best to ignore them and verify with others. Your true friends will reach out directly. Does anyone else have any issues or questions before we end the meeting?*

Ian Olson: *I own two lots in Pierce County and I combined them. I noticed someone else needed approval for this, so I plan to apply too.*

Chris: *Dan is a great resource for compliance and building questions.*

Meeting adjourned: 11:26.