

June 28th, 2025, BOT Monthly Meeting Summary

The June 2025 Board of Trustees (BOT) monthly meeting provided a complete update on community operations, financial performance, committee activity, and ongoing infrastructure and policy development. The meeting was structured to address both current issues and long-term planning, with special attention to community feedback, legal compliance, and transparency.

Key Meeting Topics

1. Financial and Operational Updates

The Riviera Community Club is operating within 5% of the approved budget, Delinquency rates have modestly improved, the golf course and restaurant are both performing well, and grounds crews have completed several projects including parking lot striping and a new lakeside stage at the Lakeshore Restaurant. The upcoming 2025-2026 budget is being finalized with support from the Budget and Finance Committee, in time for presentation to members at the July BOT meeting. The Town Hall schedule was revised due to incomplete budget materials; a more detailed session is planned for July following the BOT meeting.

2. ACC – Forestry & Nature

ACC reported on permit activity and development projects. Members were reminded that permits are required for tree removal due to safety concerns. Both Pine Lake and Florence Lake are at healthy levels, water levels are slightly lower (1”) than usual for this time of year, and a plan for weed control is being prepared.

3. Policy and Compliance Updates

The board is working with legal counsel to update the employee handbook and governing documents to align with new state requirements. Member and guest compliance continues to be a focus, with a new compliance and communications specialist position posted. This role would be to oversee all communication to membership as a whole, including website and social media updates and videos, emails blasts, newsletters, etc. The position will also oversee the enforcement of RCC compliance standards (CCRs) by working closely with members through clear and consistent communication.

4. Law Enforcement and Public Safety

Law enforcement coverage in the RCC and on the Island is a topic of conversation. The RCC hosted a *meet and greet* with Pierce County Sheriff’s Department. Sheriff Keith Swank, his Major and Deputy came out and met with residents from all over the island, answering questions and sharing information. The sheriff's patrol budget has been reduced drastically, prompting a suggestion by a member about the possibility of increasing HOA dues in the future slightly to fund additional patrols. A membership survey will be launched to gather input on this proposal. The BOT encouraged residents to take potential personal safety measures such as outdoor lighting, cameras, and neighborhood watch. The Sheriff also stressed the importance of filing a report when victimized of a crime. The meeting was the first of many, and the next one will be in September, and will be announced ahead of time.

5. Amenities Access and Member Communication

The board is developing strategies to monitor and potentially manage amenity usage by non-members. A new member handbook is being considered to improve awareness and education to members and their guests.

6. Survey Reliability and Bylaw Updates

The board remains focused on improving transparency, communication, and member involvement. Concerns about recent surveys sent to membership were raised, and the BOT confirmed that they were simply a way to hear from members and try to understand general sentiment. All surveys will be reopened, and only members who did not get a chance to vote be able to vote (section and lot) and all duplicate votes will not be counted.

7. Governance and Legal Compliance

The Board is constantly working to ensure all major decisions are handled responsibly, as a group, with help from legal professionals when needed. The BOT remains committed to transparency and is working towards improving access to important documents while making sure to follow laws regarding public posting of information.

8. Community Engagement

Recent events like the emergency preparedness fair and fishing derby saw strong turnout this month, and the first concert on the outdoor stage will be held tonight. Thank you to the hard-working employees for making such a beautiful venue! We look forward to many fantastic events in the future.

Member's questions:

Question: Joyce Young- "how do you select the volunteers for the budget committee?"

Answer: Deb Parker- "what will happen is the office will send out an email saying that there's an opening on a committee and looking for participants, some people that are interested. So, they send that out to all members and that's how it all starts then someone applies and if they are a member in good standing then they can join the committee"

Question: Member not heard on Mic- Member asked what the plan with the honey bucket at pine lake was?

Answer: Deb Parker- It was brought in for the kids fishing derby we have, it needed to be in a space where the company could come to remove the waste, so it was placed at the top near the parking lot.

Question: Guy Bailey 08/049- I would ask you to consider contacting our elected officials in a unified voice. I talked to the sheriff about this. I asked, "is this a problem, or is it benefit if we speak up.

And he said it'd be great if we could get individuals to contact their elected officials county commissioners. But it would also be very impactful to get the Riv, to stand up, represent the community and say seconds in one voice.

asking the Commissioners to do better job funding our needs for law enforcement out here. Is that something you are willing to do?

Answer: Chris Frye- I want to use this as an example to highlight 2 different mentalities here. Last week I got ridiculed for talking with the public works and working with the county to improve roads. Because that's not a board job. You're saying that the Board should do this when it the AICAB that is an interest on the Advisory board that handles all this stuff. AICAB is the one that has the that has literally council members showing up. We never have council members here, so as a member, and I'll clarify this as a member, I called public works. When I saw potholes and issues, not the board. I just chose to share information because you guys would come in and talk to some people, not all who come in and complain about potholes. Okay, we're working on it.

But last month 2 people one wrote a nice, not so nice letter to me about how I'm overstepping my authority by working with the county on potholes. But you sat here and said I would like it, or I think the Board should work as well. And again, we have. We're all active, the meetings. I've gone down to multiple county meetings talking about the island, but I can't technically do that as a board President.

Answer: Jim Cook 18/053- But as far as the specific question about Acab's role with the island.

We're unique as opposed to other islands, is that our ordinance that founded us in 2006 found us to not only look at land use but also look at quality of life issues. Road structures, ferry, schools, forestry, anything dealing with the quality of life on the island. And so why? That's so important, because it's an official ordinance. We have 2 channels as far as conveying needs, and, I say, needs not wants. And that's 1 is to our council member, Janie Hitchens. She attends our meetings, usually by zoom. Sometimes she is actually in person. and also, the county Exec. Now, when I was the chairman of AICAB, I actually went and sat and spoke with the county exec on several issues. Mainly it was the ferry increase, but anyway the thing is that we are plugged in by ordinance. And so, if you're looking for a venue, we are effective. We're silent but deadly. But the thing is, we need your help. Okay? And if you have ideas on how to make the island a better place to live, please feel free, and we do have a representative from the Riv, and they're at every board meeting.

There are also 10 other nonprofits on the island that are on the board. So, if you belong to island arts, you belong to the Riv, you belong to the American Legion. You have a representative there, but that representative also represents the whole island.

Question: Will Ganschow 04/124- I don't know if there even is like a resident handbook, but a resident handbook would be useful. Or maybe group that could sort of review the current communication structure of the official Riv organization with.

Question: Susan speaking on behalf of PZ- How was Bonnie Bernard chosen to be on the nomination committee? And then who is also on that committee and PZ would like that committee list provided to her.

Answer: Chris Frye- Bonnie is the only one on the committee, it didn't require a bunch of people. We asked her, and she said yes, and we put it out there to ask if anyone wanted to join, no one said anything, so we specifically asked her. The nomination committee is usually handled but the election committee or board.

Question: Susan Cunningham- it came to my attention last week that we may be opening a position for a social media person. Is that correct?

Answer: Dan Morgan- Yes, that would be one of the things we're looking for, a compliance and communication specialist. So somebody to oversee the compliance and then improve our communication and bring it into the modern era.

Question Cont.: Susan Cunningham- So would this be a full-time position? Would we be better to have it as a part-time position than also have a part-time position in monitoring, having somebody monitor our amenities on a regular basis, especially during the summertime.

Answer: Chris Frye- We are combining two positions, both positions were full-time, into one full-time position. So instead of having 2 positions, they're making one. And for the last 2 years we've been having somebody good on check ids at the park. We've already been enforcing that already. That's what he was doing before he was GM. And then Phil was also doing that. And then Tanner was doing that. We had multiple staff coming down there checking the ids. And it was very successful on that.

Question: Jan Bolton 08/087- I do have a duplex across the street from me. It's got a renter a full-time renter down below, and there is a VRBO on the top. And I would really like to know, on that specific one who is getting the assignments of rights, because I have seen the people that are renting upstairs at the park, which I was shocked at. And then I'm like, well, who's getting that. So, I think there is a lot to be said about identifying who's using our amenities.

My biggest question or comment today was about; I'm really distressed to be honest and sad, that this Board doesn't feel that either the CC&Rs or the Budget are important enough to have their own Town hall. Having a budget discussion, a full budget discussion by itself to make sure that members are aware and understand that maybe the things that drive the budget. Since a lot of us are retirees and on a fixed income. I think it's a disservice to membership to expect us to get this information, and within a month vote on something that very much impacts every one of us.

Answer: Chris Frye- I'll start by addressing the rushing of the budget ahead of time to meet a date. We're still ahead of the governing documents and guidelines. But rushing the budget and having them do something, we asked the Budget committee that, hey? Give us a report. We need to do something, they said. No, we can't. We really need the time to do this. So, we respect the committee and are giving them the time they need to finish.

Question: Darrell Beck 08/046- My question is to the board. An incident happened down at the restaurant where a suggestion was made and a restaurant employee said, no, we're going to do it this way. Blah! Blah! I don't think that is right. That is something, since it's an amenity, it's something the board controls and they can control it with procedure. I'll tell you what was brought up is a suggestion that they take the lower deck as we saw children crawling over it and dropping down the side and running all over it is to make the bottom deck part of the bar. and 21 and older to go to it. You could block it off with. I mean signs at the double doors and signs across the steps that go down there. My complaint is, I don't think that that employee, a single employee, should make that decision, not even the manager and state it.

One more thing I have about the upcoming possible vote on changes to the bylaws, whatever. I don't want just one month, a week, 2 weeks to decide what I'm going to vote on.

Are they going to vote for anything? I've heard rumors that they're going to vote on how long the board time of services. I'd like to look at that full time and think about the whole thing.

Answer: Chris Frye- So, Darrell, all the things' you guys are voting on are the stuff in the survey, that's all you're voting on. And again, I understand the loudest voice when the surveys were done. Anything that a membership said, oh, I don't want that. When majority membership said they didn't want to get raise fines. Majority of membership said they didn't want to increase fines.

That's not even going to be voted on, then that's off the thing. Anything that was put on there that membership was not overwhelming. Say, I support, it's not going to be put on for vote, and on top of that will be the same things that the lawyer recommended from State last time will be recommended this time again. So, like electronic communication. If they vote no on it all, then nothing changes, but at least we went through the thing. The main point of all the voting is the ACC, we are currently running on ACC documents from 1999.

Question: Colleen Hines 08/122- The surveys in the past that I have taken, you put your email address in as confirmation that is not done on any of these surveys. And of the 178 people that took surveys there were multiple same IP addresses voting many times.

Answer: Chris Frye- We were able to see if someone submitted multiple votes and those additional votes were removed. We will reopen the surveys for those who did not have a chance to vote.