



Board of Trustees Meeting Summary

Saturday, July 26, 2025

The meeting covered several administrative matters including associate membership approvals and proposed rule changes for the HOA, with updates on upcoming state-mandated rule modifications by 2028. The GM reported strong operational performance across amenities including the golf course, restaurant, and lakeside facilities, while discussing staffing changes and maintenance initiatives. The conversation ended with discussions about budget delays, goose control measures, tree management in lakes, and plans for upcoming town hall meetings to review financial documents and governing changes.

Board Approves Associate Membership and Policies

The meeting began with a roll call and approval of the June 28th meeting minutes. Deborah Parker presented several motions for approval, including associate membership for Miles Starkenberg, fencing in the campground, a lakeside deck for 21-and-over patrons at the Lakeshore, prohibiting fishing and crabbing on lower docks, and fence approvals for lot 022-171 and final project approval for 14-124. All motions were approved by the board, bringing the total number of associate members to 20 out of 60.

HOA Rule Changes Discussion

The BOT discussed upcoming changes to HOA rules required by the state, which go into partial effect on January 1st, 2026, and full effect by January 1st 2028. John Burleigh, the RCC's attorney will attend the August BOT meeting in person or on zoom to provide guidance on these changes. The board clarified that there will not be a vote on these changes, as they are required by the state, however all information will be brought to membership before any changes are made. Please refer to RCW 64.90 for more information.

GM Report

The GM reported strong financial performance for the RCC in July, with 25-30% more guests using amenities compared to last summer. The RCC is currently in a positive net cash position of \$8,000 if all operational obligations were paid. The Lakeshore restaurant achieved its target beverage cost of 25% and food cost of 36%, while the golf course saw 1,318 member rounds and 456 non-member rounds in June, exceeding last year's numbers. Maintenance efforts included rebuilding landings

and dock approaches along the finger docks at Lake Josephine were completed, and Candy and her crew are also making efforts to manage Goose waste in our parks. The GM also addressed ongoing discussions about signs and flags in the RCC, clarifying the legal limitations on mandating and enforcing sign/flag removals.

Riviera Department Restructuring and Updates

The GM also announced new hires and restructuring in the Buildings and Administration departments. Building Superintendent Tanner Saradakis is taking over the ACC and all building projects within the RCC. Ben Jahn, a former employee at the Lakeshore, is joining the administrative team to oversee compliance as well as media/communications for the RCC. We are very excited to have both on board and look forward to their positive contributions to the community. The BOT emphasized the value of hiring internally for roles that require understanding of Island living, RCC dynamics and member expectations.

Lakeshore Restaurant

The Lakeshore had a very good month financially. They saw an increase of roughly 30% in meals served from June of 2024 compared to June of this year. Events and activities such as painting nights, concerts, trivia and Bingo are crucial to support community engagement and member enjoyment. We are always thinking of new ways to improve customer service and the overall member experience. Feedback is always welcomed.

Documents and Surveys

The BOT discussed ongoing efforts to update corporate documents, bylaws, and covenants. They clarified that while survey results showed 370 responses from 2,400 members (about 12%), all proposed changes require member approval to go into effect, including a potential restriction on board members and GMs taking loans from the corporation without the consent of 10% of the membership. Finally, based on feedback from members, the BOT and administrative team will continue to make efforts to improve how the surveys are conducted to best serve membership.

Member Questions & Comments

Question: *"Where does it say that potential board members need to provide financial information to the Board."*

Board Response: "It is a federal law that is currently in the Court of Appeals, that states a potential board member must provide a drivers license and financial statements to the Federal government. It is not currently a law or a policy of the RCC."

Question: *"How many candidates have submitted applications for the board positions?"*

Board Response: "Three to date; Bonnie, Gabe and Dale"

Question: *"Have we changed the term limits for board members?"*

Board Response: "That is something that needs to be voted on by members. In the survey, the question received about a 50% approval rating, but it has not been officially voted on. Even if this were to pass, the board members would still need to be re-elected every term to maintain their position."

Question: *"When will there be a draft for members to look at in regard to the state mandated changes to the RCC policies."*

Board Response: "Looking to have information out in August, but is making sure to discuss with lawyers to understand legislation before providing information. It may make the ballot in September, but again the Board is planning to gather all information before making any decisions, and this could delay the process"

Question: *"Are motions discussed in the meeting (referenced Motion 2025-07-03) posted anywhere on the website that can be viewed?"*

Board Response: "Not yet but they will be up. For clarification, these particular fences are going up to reiterate RCC borders between the parks and member properties."

Question: *"Are the 25% increase in visitors to our amenities members or guests?"*

Board Response: "It seems to be proportional to visitor ratios in the past, so an increase in both member use and guest use, with members being the majority."

Question: *"How much weight does the Board place on our members versus the public when it comes to use at 'public' amenities?"*

Board Response: "From the information provided to the Board, it seems that members still get the majority of use from these amenities. The Board's priority is to the members."

Question: *"Where is the document that explains how the surveys put out to members were going to be used?"*

Board Response: "We use the surveys to get information from members. Nothing voted on in the surveys is official, but it does help to get an understanding for membership opinion on a topic, and if said topic should be pursued in an official manner."

Question: *"What is the possibility of dredging Lake Florence in order to mitigate potential damage to member's watercraft?"*

Board Response: "The Board has pursued various different avenues for cleaning out the debris in Lake Florence, and is currently assessing what the most cost-effective process will be."

Question: *"What is the process for mitigating large wake boats on Lake Florence, in order to protect from erosion?"*

Board Response: "Since the lake is not owned by the RCC, it is virtually impossible for the Board to dictate policy for the whole lake. That being said, reaching out to the county would be the avenue to pursue restrictions on watercraft to better protect member property."

Question: *"What can be done about the issue of geese going into yards on Lake Florence? They used to be able to be kept out by ropes or decoys, but nothing seems to work now."*

Board Response: "The RCC had looked at different methods to deter geese, including a laser system used at SeaTac and other companies that can create deterrents. The Board plans to have something in place before next June, in order to be proactive and not reactive to this issue in the future"

Member Responses: Fishing line and flash tape were both recommended by present members for goose deterrents.

Question: *"If large trees fall in the lake, how do we get these cleaned up? Is it the responsibility of the owner or the RCC to get them cleaned up?"*

Board Response: "The lot owner is responsible for the tree before it falls, however once it falls into the lake, it essentially becomes part of the lake ecosystem. This makes it very difficult to move or remove because it becomes the concern of various different wildlife and conservation departments within the state. To mitigate this issue, the Lakes Committee is looking into identifying dead or dying trees before they fall in order to get them safely removed."

Question: *"When going through permitting we had issues even with taking down trees that were leaning over the lake, because the county can deem the shade from those trees part of fish habitat."*

Board Response: "Please do not circumvent any permitting to taking down trees because there can be serious fines for taking down trees that aren't permitted. Any tree over 5 inches a foot off the ground

Question: *"Are we going to be having an annual summer picnic this year?"*

Board Response: "Yes we will be having one, hopefully in September, and not during a board meeting."