



Board of Trustees Meeting Summary

Saturday, August 23rd, 2025

The board meeting covered several key topics, including the approval of multiple ACC permits and a discussion of compliance issues. The Compliance Specialist, Ben Jahn, presented the ACC and Forestry Committee report, highlighting 8 new permits issued and ongoing work with members regarding site development. Dan Morgan, the RCC GM, provided an update on the Lakeshore restaurant's performance and announced plans to improve the ingress situation by adding a host desk. The membership was informed of upcoming events, including the Labor Day parade and a pair of outdoor concerts. The conversation ended with a discussion on sign placement and the process for reporting unauthorized signs to the appropriate authorities.

Board Term Limits Discussion

The board discussed proposed changes to term limits for board positions, with Riviera explaining that while the board supports term limits at the government level, they are considering removing them for the Riviera to improve board consistency and retention of experienced members. The discussion revealed that over the past 5 years, members have voted in 16 board members, while 6 more have been assigned, bringing the total to 22 board members in 5 years. This highlights the challenges with board stability and continuity. The board also addressed concerns about communication methods, clarifying that while social media is not the primary means of communication, they are working to ensure all members have access to information through the website and other channels.

Rental Rules and Lake Concerns

Riviera discussed several issues with the current rental situation and enforcement of rules, expressing concerns about the growing number of renters and the misuse of common areas and amenities. A member emphasized the need for stricter enforcement of rules and fines, while also highlighting the limitations of the current system in addressing violations. Riviera also addressed issues related to Lake Josephine, including the presence of plastic docks, unauthorized hoverboards, and the need for designated areas for dogs on the docks. Members urged the board to take action on these ongoing problems and pressed for more involvement in addressing the health of the lake.

Property Management Rule Enforcement

Riviera discussed several property management issues, including the implementation of a no-wake rule on the lake and plans to replace wooden docks with safer alternatives. A member emphasized the need for better communication of construction and technical information to members and

highlighted the importance of having a certified media person to handle such inquiries. Riviera also addressed concerns about unauthorized use of community docks and proposed revisiting the fine system to better enforce rules and encourage compliance.

Board Meeting Procedures and Timing

The meeting focused on discussing board meeting procedures and document posting times. It was confirmed that meeting documents are posted by 10 AM on Thursday, though there were concerns about timing and accessibility. The discussion also addressed board member appointments and term limits, with clarification that while board members must be re-elected after their term, they can be appointed if a seat becomes vacant. The conversation ended with a call to return to Robert's Rules of Order for future meetings to improve the structure and conduct of board discussions.

Board Transparency and Volunteer Retention

Riviera discussed the importance of transparency and communication within the board, emphasizing that no board member should feel isolated from important information. The Board President, Chris Frye addressed concerns about members' perceptions of the board's decision-making process and shared his experiences as President, highlighting the challenges faced by volunteers. Riviera also shared examples of negative emails received from members and expressed frustration with the harassment and hostility directed towards board members, urging fellow members to consider the impact of their actions on volunteer retention.

Riviera's Board Communication Strategy

One member, who expressed concerns about conducting Riviera business on Facebook, suggesting it should be done via email to save money and maintain proper procedures. The member emphasized the importance of board positions and the need for clear communication. The group discussed potential changes to bylaws and covenants, with Riviera advocating for written communication over social media. The conversation ended with a brief overview of upcoming town hall discussions led by attorney John Burley, who planned to present amendments and state law changes effective in 2026 and 2028, though time constraints limited the Q&A session.

Community Declaration and Bylaw Updates

Riviera explained proposed changes to the community declaration and bylaws, including the elimination of two-term limits for board members and modifications to construction and pet restrictions. She clarified that both the declaration and bylaw amendments are necessary for consistency, with the declaration taking precedence. Riviera also discussed upcoming changes to state law affecting community associations, emphasizing the importance of updating documents to comply with new transparency requirements by January 2026 and 2028.

Member Questions & Comments

Talking Points from Meeting

Member: *Why do we hear all of the ACC motions at the beginning of the BOT meeting.*

Board Response: The board has to authorize the motions and approve them. For the committee to be able to approve motions without the board, it would need two board members to sit on the committee and have voting power, which we believe would imbalance everything. So, the ACC makes recommendations to the board and the board approves them. If they needed a variance then there would be a variance request to the board.

Member: *What is going on with the issue of realtor signs being up for extended periods of time?*

Board Response: From the edge of the road to a foot past the utility pole is the county property, so any sign in there is their issue. You can go on the county website:

(https://seeclickfix.com/web_portal/TKWgpFXYKgCQaGg9fixGNSh/report/category/35092/location)

to report any signs in that are in the easement. The county makes a trip out every year to take down all of the illegal signs, but they won't make a trip out for one or just a couple, so feel free to report any that you see. Anything past the utility pole is HOA jurisdiction and compliance can handle those issues.

Member: *Why do we need to get rid of term limits? Why change what has been working for decades?*

Board Response: The board believes in term limits for higher government office positions. When talking about removing term limits for the board, it's important to clarify that while the *limit* to the term is being removed, the board member will still have to win elections every other year to maintain their position. In 2019 there was discussion of extending term limits 2 to 3 years but never got voted on due to COVID, so the board decided to revisit it.

More than anything, the board wants consistency within the board. There are issues with board members dropping out, and them being replaced without a vote from membership. There have also been issues with general turnover. It takes time to learn the position and history of work that has been done by previous boards and that experience is valuable to decision making. Over the last 5 years, 16 board members have been voted in, while 22 have served on the board.

Member: I don't think the survey should've been used if it was not vetted by membership.

Board Response: The members have been using SurveyMonkey for over 10 years. In the past, recommendations have been made by smaller committees and then presented to the membership

for vote. The board thought it would be more transparent to allow members to vote in a survey before it went to official vote.

Member: *How many people responded to the surveys?*

Board Response: Over 200 people, but closer to 300

Member: *Why doesn't compliance have more of an immediate action towards some of the issues that come up on the island?*

Board Response: The compliance team has the ability to take immediate action on a certain level, but the HOA is restricted on what it can do. We can't remove animals from properties; we are not allowed to trespass on property. Compliance gives a verbal warning, then a written and an invite to a hearing.

Comments from Meeting

Member: *When are documents for board meetings posted?*

Board Response: They are posted 48 hours prior to the Board Meeting (10am on Thursday)

Member: *Talking about social media, I (the member) do not get on social media, so why is the Riviera using it as a means of communication?*

Board Response: The board uses social media as a means of answering questions with members and direct them to RCC resources. When members spread misinformation on social media, the board believes it is necessary to interact with members on social media in order to quell the misinformation.

Member: *I don't think it's fair or reasonable that members are given the talking points the day of the meeting then expected to come in with engaging questions. There should be space in the following meeting for members to bring up questions about previous business.*

Board Response: The talking points are posted 48 hours before the meeting in order to give the members an opportunity to review them and come to the meeting with any questions they may have. They are also able to bring up any questions at the following BOT meeting. If a member ever has a question for the board, they may call the office or email the board in order to get a response.

Member: *Renter section says that renters may only use amenities only if released by the owner in writing. If the owner allows the renter to use amenities, then the owner forfeits their rights to the amenities. This does not seem to be happening.*

Board Response: We do not have a fine structure for that section of our covenants that would help us enforce these rules but we are looking into new structure to help enforce them.

Member: *What is the issue with the email service not being able to send to certain domains? Also, no action should be taken on survey responses when they are only 200-300 people.*

Board Response: We are looking into building a new website and using a new email service provider to mitigate these issues, but we are communicating through other channels like the website. Also, action is taken (or at least considered) when a group of 10 members come to a meeting with an issue. *Note:* Quorum for Bylaw votes is 10% of total membership

Member: There are several issues with Lake Josephine: people establishing floating docks as 'private,' people driving hoverboards, dock materials and dogs on public docks

Board Response: No wake rule on the lake should mitigate any quicker watercraft to keep them at lower speeds. Wooden docks are being repaired, and plastic docks are being looked into for safety and maintenance issues.

Member: *Owners of a new build claimed that the RCC dock was their own. They were told that it was not, but what about new owners to the island that may not understand these limits?*

Board Response: Dan's team is working on new member packets and information in a way to head off any misunderstandings by new Lot owners.

Member: *There are lots of Airbnb on the lakes that have been taking over the Finger Docks, leaving their stuff on them, and essentially claiming the dock as their own*

Board Response: We understand this issue but it is difficult to discipline these members when our fine schedule does not allow fines for many off the violations in our covenants. Board President recommends that members look at changing this schedule.