

2024-2025 Budget Ratification Meeting

The board held a budget ratification meeting where they discussed the 2024-2025 budget, emphasizing the need for annual dues increases of 3-5% to maintain reserves and cover rising costs. The budget committee, including Arthur Willitz, Andy Knutsen, Bill Quinn, and Sue Fountain, worked with department heads to reduce expenses to 7.7% from an initial 10-12%. The board also addressed concerns about water capital funding, clarifying that 5% had been allocated for maintenance and pipe repairs, and explained that major repairs like bathroom updates and marina improvements would be spread over 5-year plans to avoid sudden large expenses.

Budget Passage and Membership Meeting

The conversation ended with the announcement that the budget had passed with 105 "no" votes submitted. The group agreed to adjourn and reconvene at 10:00 for the membership meeting. Board of Trustees candidate votes were still being accepted, and members were reminded to submit any outstanding ballots.

Membership Meeting on Election Procedures

The membership meeting focused on the election process, with the board emphasizing the importance of proper envelope use for ballots and explaining the strict state-mandated procedures for voting and ballot handling. Dan Morgan, the General Manager, highlighted the hard work of department heads and their teams, noting that the average department size is four people, and he introduced key administrative staff members.

Riviera Department Updates

The meeting covered updates on various maintenance and development projects in the Riviera, including infrastructure repairs, upgrades to facilities, and improvements to amenities.

Buildings and Maintenance

Tanner explained the plan for marina dock repairs, emphasizing a 6-year replacement strategy with annual maintenance. Jeffrey, representing Candy, highlighted the golf and grounds crew's efforts, including aerification, cart path repairs, and the installation of a new stage area. The board noted cost savings from redesigning the restaurant deck and securing park boundaries to prevent encroachment. The conversation ended with a reminder that detailed information about departmental operations would be available online for member access.

Pro Shop

Riviera reported a successful year at the golf course, highlighting a 61% increase in annual rounds compared to 2019, with 6381 total rounds played. The pro shop achieved revenue targets despite increased wages, and new initiatives like Pitch Putt Power Walk successfully attracted non-golfers to the course.

Restaurant

The restaurant, managed by Angel Bonner, completed improvements including deck staining, bar refinishing, and a new point-of-sale system, while continuing to host events like Monday Night Trivia and American Legion Bingo.

Riviera's Capital Projects and Water Updates

Riviera provided updates on several capital projects, including the completion of injection panel system work on wells 3 and 7, and the replacement of a 2007 Sprinter van with a 2019 model for emergency response. Russ discussed ongoing work with the Department of Ecology regarding water rights, which were accepted but not yet approved, with a review process expected to take 18 months. Riviera also shared that the water system won first place in a regional taste test competition and reported a 7% increase in water usage compared to the previous year, with current water rights usage at 45% of the total allocation.

Aquifer Stability and Emergency Response

Riviera discussed the aquifer's stability, noting that while a 2001 earthquake caused an 8-inch drop, the water level quickly recovered. He explained that Anderson Island's island setting and high water banks make it an attractive study site for scientists. Riviera also detailed a recent pipe fracture incident, which led to a 5-hour water outage. The emergency response was successful, but it highlighted areas for improvement in their emergency response plan. Riviera emphasized the importance of contacting Riviera immediately for any water-related issues, providing the emergency number for after-hours repairs.

New Board Members Certified

The board conversation ended with the certification of election results, naming Sharon Bruhn, Gabe Sachowitz, and Scott Bellware as new board members for two-year terms. The meeting also included appreciation for outgoing board members and the Election Committee, and it was announced that all meeting information and reports would be posted online for reference. The board agreed to extend the election timeline to July 2026 and discussed plans for the upcoming board of trustees meeting, where new board members would be seated.

CCR Bylaws Extension and Permits

The board approved several ACC permits and inspections for various construction and property modifications. They also discussed extending the current CCR bylaws election by 11 months, as the majority of members (over 50%) had voted in favor of proposed changes to several covenants, including terms of office, front entrance requirements, and pet regulations. The board noted that while some proposed changes had passed, others had not yet reached the required threshold for adoption, and they identified inconsistencies in the voting and quorum requirements across different sections of the governing documents that would need to be addressed in future updates.

Board Voting Process and Updates

The board discussed inconsistencies between their governing documents and state law, with Chris explaining that their current documents lack enforcement power and need updating. The board addressed concerns about bylaw changes and covenant modifications, noting that 51% or 60% of lots must vote in favor of changes depending on the specific amendment. The office will begin calling all members to ensure they are aware of the voting process and election procedures, while the board will send an email blast to remind members about the need to submit their votes for the bylaws and governing documents, which will be extended.

Board Approves Election Deadline Extension

The board discussed and approved motions, including extending the election deadline to July 31, 2026. Riviera clarified the board's role in ACC permitting and explained that voting percentages were based on governing documents and state law. A member expressed concerns about proposed changes to covenants and bylaws, emphasizing the importance of maintaining quality of life on the island. The board also addressed questions about the extension of the voting period and confirmed that no additional funds would be spent on extending the vote.

Lake Management and Restaurant Budget

The meeting focused on several key issues, including the health of Lake Joe and potential restrictions on new home construction. Riviera expressed concern about the lack of recent lake health reports and suggested adding this topic to the talking points for the next meeting. The group discussed ongoing efforts to manage invasive iris and muck in the lake, with plans to remove iris manually in the coming weeks. Another member raised concerns about the restaurant budget, questioning the continued financial support for an unprofitable amenity. The discussion clarified that past budget overruns were approved by the board and that recent improvements to the restaurant's operations and management were showing positive results. The conversation ended with a reminder about an upcoming membership picnic at the restaurant.