

Board of Trustees Talking Points for BOT Meeting November 27th, 2025

GM: General Manager
AGM: Assistant General Manager
OS: Office Staff TH: Town Hall

Core Agenda Items

1. Review of minutes of previous monthly board meeting.
2. Review of summary of previous monthly board meeting.
3. New Business
4. Old Business
5. General Managers Report
6. Report of Trustees: Begins Below

Hot Talking Points

Member Questions- Can I have a Conex Box/Shipping Container Home on my Property?

Answer: Pierce County Shipping Container Homes are approved by Pierce County (International Residential and Washington State Energy Codes) and reviewed the same way as a stick-built home. The container home must follow stick-built building requirements

Member Question/Comment/Statement:

1. 6 Covenants and one Bylaw total votes under 300.

Answer: Not a true statement, total votes were 804 as of September 27, 2025

2. You need 60% and 60% of 3000 is 1800, 60 Percent covenants and bylaws 51%

Answer: not a true statement – We have 3166 lots in the Riviera. 60 % you need 1899.6 or 1900 rounded up. Bylaw is 51 % you need 1614.66 or round up to 1615.

3. 11 items on the agenda for September and one item was added and voted on by all 5 board members.

Answer: Dan to check with the attorney no we did not mumble

4. The last five board members violated a covenant and bylaw?

Answer: No reference as to what the member felt was violated?

5. Double mailing sent out? One packet vs two packets, the attorney was brought into the conversation-

Answer: Need answer. None reported to office.

6. We did not have a parliamentarian: Did we have a parliamentarian?

Answer: Reference-Bylaws Article 4 Section 6:Last meeting there was a parliamentarian 2023 John Berg

Update policy with election/member checklist to alleviate missing important items

7. If a board member is on phone confirm vote Via fax, e-mail, or other it hasn't been done-

Answer: It has been done, the President online and President does not vote unless a tie

8. The mission statement is required by governing documents for the next two years

Answer: Need answer from study session- TBD

9. There were agendas by people that only got on the board, Facts, Name?

Answer: Not enough information to answer

10. Are there 3000 members?

Answer: That is not correct. There are 3166 lots/members

Member Comment/Question/Statement

1. False light protocol comment

- Publicity: The false portrayal must be made public.
- Offensive: The portrayal must be highly offensive to a reasonable person.
- Reckless or knowing disregard for truth: The person publishing the information must have known it was false or acted with reckless disregard for its truth or falsity.
- Harm: The portrayal caused personal harm to the plaintiff, such as emotional distress or harm to reputation.

2. Roberts rules of order

Answer: According to Roberts' Rules of Order. A member has 10 minutes to speak. If an organization has their own rule. To clarify the 3-minute rule was mentioned on June 26, 2021, in the minutes. Members have a time limit of 3 minutes to speak, the speaking time can be extended if there are no objections, however the member cannot speak again until all members have spoken and cannot speak more than two times at the meeting. It is also not permitted to make derogatory terms, personal attacks, or disrupt the meeting. Roberts Rules 12th Edition pages 43-44 and 194-201.

3. Dan needs to publish voting numbers on website-

Answer: GM/ Ben placed BOT votes online, working on getting the numbers for the covenants/bylaw on website

Member Question/Comment/Statement

1. Board of trustees say one thing to members, one thing in public, reality very different (statement)?

2. Manipulating outcomes,

Answer: Election committee was run by Mr. Jim Cook. Board had nothing to do with ballots or election counting, except as what is required according to Article 6, Section 3 (G).

3. One board member missing two and set-up number of meetings they can miss (statement)

Answer: No board member has missed the October meeting. Reference- Bylaw Article VIII, Section 1 (6) (a)- Be absent from any (2) of the 11 required monthly, properly scheduled, corporate meetings of the Board of Trustees.

4. Put someone in who was voted by the membership (quote) - Mentioned a vacancy to be filled by one of the candidates that the members voted for.

Answer: According to the Bylaws Article IX Section 5 Vacancies, A vacancy in any office may be filled by the Board. The Trustee appointed to such vacancy shall serve for the remainder of the term of the Trustee he/she replaces.

5. Board sent out a survey to members which they never sent protocol or letter –

Answer: GM sent an intro letter regarding the survey to the members.

6. Review board usage to push agenda (statement)

Answer: Cannot comment on a statement

7. The only form of communicating that is acceptable for membership is?

Answer: The Riviera Community Club uses multiple avenues of communication in order to reach the largest portion of membership possible.

8. Town hall meeting changed, bait and switch, cancelled the town hall and replaced it with attorney.

Answer: agenda is set up 2 months in advance and had to be flexible with the attorney and when the attorney was available

9. Facebook- We do not do official communication on Facebook Campfire, a rumor answered and shut it down. A member comment?

10. Shed, water, and power on a lot with no building permit-

Answer: Storage shed was to lock tools due to theft, Refer to Covenants Article 7, Section 7.07- Temporary residence. No motor home, vehicle, trailer, tent, shack, garage, barn, structure of a temporary character, or any other outbuilding shall be used on any lot at any time as a residence. A temporary structure may be used for storage of materials during construction with prior written consent of the Board of Trustees or the ACC.

11. Greenhouse on lot adjoined to house-

Answer: Verified permitted by ACC

12. Chickens on a vacant lot, variance?

Answer: No factual information from commenter to research, no variance approved by the board. However, compliance will follow up.

Member signed in, declined to speak - No comment

Member signed in, declined to speak- No comment

Member Comment/Question/Statement

1. Told new laws coming up and this came up, had nothing to do with new laws:

Answer: New Open Meetings Law effective 1/1/26: All HOA board meetings must be open, with at least 15 minutes for homeowner comments before a vote.

Some of the 1/1/26 New Laws continued:

Electric Vehicle (EV) Charging: Associations generally cannot require approval for EV charging stations unless they are in common elements or use common power.

Heat Pumps: Boards cannot unreasonably deny heat pump installation on or in common elements.

Payment Options: Associations must offer at least one no-fee method for assessment payments.

Resale Certificates: Associations are responsible for providing resale certificates for property sales, a crucial step for transaction finalization.

2. Overcrowded and put a cap on STR's 1%, 2%, 3%, 4%, 5%,10%, 30%-

Answer: The percentages used by the commentator would increase the number of STRS. Currently the Riviera has (70) STRS. By using the percentage mentioned it would increase STRS by the following numbers: 31.66,63.31, 94.98,126.64,158.30, 316.60, 949.80. To change the Covenants, members would have to vote on the change.

3. Increase number of fines for non-compliance-

Answer: This was voted down in a survey. Fines are limited.

4. To put a KPI together on rentals short-term/long-term, track positive/negative time of the year-

Answer: Dan is working on putting an STRs KPI report together

5. A lot of other communities don't allow STR's- (opinion)

6. VRBO be changed and charged a resort fee of \$250 to rental-

Answer: This would be a really good survey question

Member signed in declined comments at this time

Member Question/Comment/Statement

7. Dog sound property and cleaned up?

Answer: Compliance is staying on top of this situation

Member Question/Comment/Statement

1. More town hall meetings

Answer: We are looking into dates and topics. Any member suggestions?

Member Question/Comment/Statement

1. No final budget for the fiscal year that ended question mark

Answer: Meeting took place with member (budget committee member) and GM

2. Did we make our budget? Where do we stand at the end of the year?

Answer: Currently in the works.

3. But it never comes ? (Comment)

4. Date budget was given to members?

Answer: The budget was given to membership before the annual meeting.

5. \$93,000 site development funds (Comment)

Answer: This amount is what has been held as a deposit from the owner/builder