

Quick recap

The board meeting covered several administrative and operational matters, including changes to member comment procedures, state law compliance requirements, and updates to covenants and bylaws. Various committee chairs were appointed and motions were approved regarding ACC permits, site developments, and committee appointments. The conversation ended with discussions about financial updates, water system needs, and restaurant operations, along with plans for upcoming town halls and marina maintenance projects.

Summary

State Law Changes Discussion

The meeting began with Riviera discussing motions and financial matters, emphasizing the importance of signing up for comments or questions due to a state law change. The Board Secretary inquired about how Zoom participants should sign up, and Riviera clarified that they should use the chat box. The group discussed changes in state laws affecting deadlines and the need to ensure members have the necessary information. The meeting was called to order, and participants stood for the Pledge of Allegiance.

Riviera Board Meeting Rules Discussion

The board meeting began with Riviera outlining new rules for member comments, emphasizing the need to speak into microphones for online participants and maintaining decorum during discussions. A member raised concerns about cumulative voting and the board's communication with Pierce County regarding septic system usage, while another member expressed dissatisfaction with the firing of a restaurant employee and highlighted security issues at the marina. Another member inquired about the status of tennis and pickleball court refurbishments, and yet another member warned about potential liability issues related to discriminatory treatment of residency uses. The board also discussed the closure of the store and cafe, with someone suggesting the possibility of trial breakfast services at the Riviera restaurant.

Board Updates and Covenant Changes

The board discussed necessary changes to covenants and bylaws due to state law violations, with a member proposing a clear process for implementing required modifications without votes, reserving member votes only for optional changes requiring 60% support. The board reviewed trackable metrics including associate member status and lot development numbers, and discussed plans for monitoring CDs with enhanced reporting to track maturity and interest distribution. The conversation ended with the approval of several motions, including the

November meeting minutes and ACC permits, and noted ongoing work on updating the employee handbook to align with current federal and state laws.

Committee Chair Appointments Approved

The Board Vice President presided over a series of meetings where multiple motions were approved regarding ACC permits, site developments, and committee chair appointments. The motions passed with unanimous votes, including the appointment of Steve Evans as ACC Committee Chair, Rob Steele as Compliance Committee Chair, Anna Davidoff as Forestry Committee Chair, and Bill Quinn as Finance and Budget Committee Chair.

Committee Updates and Project Plans

The meeting covered several key updates and decisions. The ACC Forestry and Compliance Committee reported on new permits, ongoing site development projects, and emergency tree removals. Ben discussed efforts to address compliance issues and trailer-related concerns. The financial report was presented by the Board Treasurer, highlighting insurance renewals and contract revisions. The board announced upcoming town halls on amenities and STRs, as well as an open topic for April, with members encouraged to submit suggestions. The marina float repairs project was outlined, with 25% of the \$200,000 budget already allocated. The conversation ended with a discussion about the temperamental marina gate, which was temporarily left unlocked for emergency access.

HOA Financial and Operational Updates

The board discussed several key topics including water system needs, financial updates, and new state laws affecting HOAs. The treasurer presented the financial report showing revenue tracking within expectations for the first quarter, with about 20% of annual budget collected. The board reviewed new state requirements for board meetings, member voting, and property amenities like EV chargers. A member raised concerns about the water system's condition and suggested evaluating current costs for potential replacement. The board also discussed changes to restaurant operations, including plans to open at noon and potentially offer breakfast on certain days. The Vice President reported finding historical documents showing the Riviera's early attempts to establish a fire department and security services. The conversation ended with thanks to the Finance and Budget Committee Chair for his financial guidance and to the Vice President for his work as archivist.