

## Board of Trustees Talking Points for BOT Meeting February 28th, 2026

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

1. **Member Concern:** Can Riviera Community Club (RCC) supply gas to individuals, if generators run out of gas?
  - a. **Answer: Attorney Response:** I do not see any language in the Covenants or Bylaws that would specifically address such action. I do see the Articles of Incorporation filed in 1966 for the nonprofit corporation that is prohibited from engaging "in any business, trade, avocation or profession for gain" If the sale of gas would result in profit to the Association, I believe it would be prohibited by the Articles.
2. **Member Concern:** Is the RCC going to buy the General Store?
  - a. **Answer:** The Riviera Community Club will not be buying the General Store.
3. **Member Concern:** Is the Riviera going to staff the Cafe at the General Store?
  - a. **Answer:** The Riviera Community Club is not in the position to extend outside of the Riviera Community Club.

### New Talking Points

1. **Member Statement/Question:** "Page 8 Article 6 Section 1- **Cumulative voting** is not permitted. That means continuing to do something you've already done. Riviera staff cannot contact members Covenant Section 4.02 page 17 says any member records, annual member records of votes are taken on that last member meeting at the end of the year".
  - a. **Answer:** New case law permits votes outside of a meeting and permits the Association to extend the deadline for a vote up to 11 months so long as the specific procedures outlined in RCW 64.38.120.(6) are followed.
2. **Member Question/Statement:** "Is the current board sending information to Pierce County regarding excessive use of the septic system by members rental units if not, why? We need to let the county know what is happening".
  - a. **Answer: Attorney Response:** I am not aware of any obligation the Association has to enforce County Code or to report violations of Code to the County. The Code is the County's to enforce. However, with that said, Section 7.01 sets the Pierce County "Home Occupation and Cottage Industry" use as standard for which home occupations is acceptable. As such the Board would need to know what this standard is and ensure enforcement is handled when a use does not comply. To be clear, this would be the Board enforcing the Covenants, not the County Code, but where the Code is the standard, the enforcement of a violation of the governing documents is appropriate.
3. **Member Statement/Question:** "Is the current board- Why is the current board using the amenities without members giving up their rights in writing? Non-members"
  - a. **Answer:** The GM is working on the Good Neighbor Brochure and will continue to look at ways to work with homeowners on "Article IV Section 4.08 and Section 6.01.

- 4. Member Statement/Question:** "Do any current board members have rental units"? Which would be a conflict of interest when voting on that subject. Members should be if this is so".
- a. Answer: Deb- No, Gabe- No, Scott- No, Sharon- No, Sonja-No**
- 5. Member Statement/Question/Comment:** " I have been to the beach/marina 3 times and the gate has been wired open. I did shut and close it".
- a. Answer:** As of 2/19/26 the gate is back in working order.
- 6. Member Statement/Question/Comment:** "Has the Zip Line been repaired"?
- a. Answer:** Yes the zipline has been repaired as of 2/27/26.
- 7. Member Statement/ Question/ Comment:** "The store is closing and we are losing the cafe, and the implications of that to the extent that if it is financially feasible it might make sense to try a trial breakfast and experiment with times. I think the Riv should not take a big loss.
- a. Answer:** The GM and Board discussed increasing hours M-TH 12:00p.m. to 8:00 p.m. The new hours will continue to be monitored during this transitional time