

Board of Trustees Talking Points for BOT Meeting March 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 meetings.
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:** Is the Board now accepting "Container Homes" as acceptable homes to be erected in the Riviera?
 - a. **Answer:** To answer the question as of today no member has submitted an Architectural Control Committee (ACC) request. Therefore, we cannot render an opinion on a speculative issue. Please be assured if a request is submitted, it would be evaluated in adherence to the Riviera Community Clubs established Covenants and Bylaws as well as ACC guidelines.
2. **Member Concern:** A member has found numerous items (goggles, knives, scalpel, cans, yard items, bottles, golf balls, plastic cups, clothing, and many more items) in the lake and around the docks.
 - a. **Answer:** The Riviera Community Club Board and Staff are concerned with the amount of what was found. Therefore the grounds crew will be closely monitoring the docks when they make their rounds.
3. **Member Concern:** Large gathering at Ray Park, difficulty getting to the park and lake.
 - a. **Answer:** The non-exclusive request to reserve the park gazebo did not get filed with the office. Member education on how to reserve one of our amenities for an event.
4. Member Concern: Hot tub draining into our lakes and concern.
 - a. **Answer:** The office will be educating members on proper dichlorination, draining, obtaining the correct temperature, of Hot tubs near lakes.
5. **Member Statement/Question/Comment:** " There should be a committee for short term rentals , with a Board Trustee too.
 - a. **Answer: September 19, 2022** there is a 4 page extensive document of a Short Term Committee. This document can be found under FAQ under the member tab. <https://rivieraclub.org/faq/>

New Talking Points

1. **Member Statement/Question: Did revenue include the covid funds?**
 - a. **Answer:** Yes
2. **Member Question/Statement:** Can we charge a resort fee for STRS, VRBO, Vacation Rentals (VR)?
 - a. **Answer:** A resort fee is not in our CCR's, and adding one would require membership approval through a vote.

3. Member Statement/Question: Are renters supposed to sign over renters rights? Does the budget reflect? Does everyone pay?

a. Answer: Yes, there is a line item for this fee. No, everyone has not paid the \$25.00 fee.

4. Member Statement/Question: "Do you need a business license for an STRS/VR?"

a. Answer: According to Washington State yes you must get a business License and meet their income threshold. Pierce County you must file a Vacation Rental Affidavit.