



MINUTES
FEBRUARY, 28TH 2026

Board Mission Statement: Our mission is to preserve community assets to ensure long-term vitality. This is achieved through transparent governance principles and responsible stewardship practices.

Zoom Meeting:

To join this meeting click <https://us06web.zoom.us/j/83018503239> or call 253-215-8782 Meeting ID 830 1850 3239

Call Meeting to Order: 10:03

Stand for Pledge of Allegiance to the United States of America

“There is no transparency without documentation.”

1. **Roll Call:** Deb (via zoom), Gabe, Sharon, Scott, and Sonja – All present

★ **MEMBER’S COMMENTS** *see summary

**MEMBERS – (SB5129) To speak before the meeting on any topic for a minimum of 90 seconds per lot member. A maximum of 15 minutes for member comments. Please use the sign-in sheet prior to the meeting. Zoom participants will be asked to raise their virtual hand during this time. For clarity all questions must be submitted using the proper form. Verbal questions may not be interpreted at the time of the meeting.*

2. **OLD BUSINESS:** See Trackable Items (back page)

NEW BUSINESS:

Motion 2026-02-01: Motion to approve minutes from 1-31-26 BOT meeting

Seconded by: Gabe

No Discussion

Motion Passes

Motion 2026-02-02: Request for ACC variance at lot 07/057*

Seconded by: Gabe

Discussion surrounding the nature of this motion. Confusion on if this was a correction to the last agenda or the actual motion for a variance.

Motion does not pass

Motion 2026-02-03: Request for ACC variance at lot 02/106**

Seconded by: Gabe

No Discussion

Motion does not pass

*Amended incorrect lot number on **Motion 2026-02-02** on 2/16/26

Amended wording on **Motion 2026-02-02 and 2026-02-03 on 2/16/26

Schedule of Board Meetings and Town Halls:

- January 31st
- February 28th Townhall (Amenities/STR's)
- March 28th
- April 25th Townhall (Water systems and future needs)
- May 30th
- June 27th
- July 25th Townhall (Finances/Budget)
- August 29th
- September 26th (Annual Member Meeting)

Other Events: McNeil and the Prisoners March 28th at the Lakeshore Restaurant!

3. **COMMITTEES AND AMENITY REPORT:** Ben Jahn

4. **GM REPORT:** Dan Morgan

5. **BOT REPORT:** Financial and KPI performance analysis: Treasurer report, **Operational and Community Updates:** RCC general report, STR - status report, **Governance and Compliance:** Attorney Responses, Talking Points, Election results update, **Strategic Initiatives & Action items:** Amenity policies update, and Trackable items

6. **Adjournment:** 11:02

Board of Trustees Trackable Items

- ✓ Associate Members Total: 19/60
- ✓ Associate Member New Applications: Zero as of 2/19/26
- ✓ Total Number of Lots: 3163
- ✓ Total Developed Lots: 893 as of 2/11/26
- ✓ Total Land Held for Sale: 12, sealed bid planned for March/April
- ✓ Amenity Report
- ✓ Annual Member Picnic: was held 9/27/25, planning for next party in 2026
- ✓ Books of Riviera – Available upon request, monitored by BOT- Policy B201
- ✓ Bylaws and Covenants – Election open till July 21, 2026 – No new votes received
- ✓ Monitor our current CDs and mature date(s) - Summary provided
- ✓ Committee Charter Review- Chairs assigned in meeting 1/31/26
- ✓ Committee Feedback – None
- ✓ Community Challenge – PC Alerts, Stay in Place Prep none as of 2/13/26
- ✓ Compliance Initiative – Trailers in roadway/easement, abandoned vehicles. Propane and chickens after completion of election

- ✓ Compliance Variants – County Variance before asking the Board. See (Section 6.03) – If variance is needed, members must request and receive RCC variance from BOT before receiving ACC site development
- ✓ Designated Authorized Signatures – completed 1/20/26
- ✓ Election and Nomination Committee with protocols – Target June 2026
- ✓ Employee HR/Board Resource Letter – WIP
- ✓ Employee: How many union: 16
- ✓ Employee: How many non-union: 26
- ✓ Employee: Handbook - WIP

- ✓ Good Neighbor Brochure – monitoring/review in progress
- ✓ Insurance – monitoring/100% coverage as of 10/10/25, renewed 11/16/26
- ✓ IRS: C corp., submits tax form 1120
- ✓ KPI: January Report available online
- ✓ Lawyer Update – legal correspondence posted to website, more updates coming
- ✓ Membership cards – Available via mail or pickup
 - 2025/2026 ~750 Member cards issued YTD
- ✓ Membership Meeting 2026 – Working on 2026 details
- ✓ Motto: Our mission is to preserve community assets to ensure long-term vitality. This is achieved through transparent governance principles and responsible stewardship practices.
- ✓ Spring Member Newsletter - March
- ✓ Official Statement of corporate affairs- being prepared for 2026 Annual Meeting if requested
- ✓ Policy and Procedure Handbook – Target release March 2026
- ✓ Potential Grants for Marina- revisiting
- ✓ Renters Rights – monitoring no update as of 2/11/25
- ✓ Reserve Account – monitoring, report received.
- ✓ Restaurant Repair Schedule – pending update
- ✓ STRS Report: approximately 75-80, Pierce County approximately 25 are registered. See legal section
- ✓ Undeveloped Lot Reclamation – WIP
- ✓ Volunteer Lunch – Summer 2026
- ✓ Website – WIP looking at new website with secure features - Target 2026
- ✓ Website Upload of Documents – Updated 2/13/26
- ✓ Yearend member statements: “How to read your statement” went out in newsletter and on website

Date: _____

