

RIVIERA COMMUNITY CLUB  
Monthly Meeting Agenda  
11016 Country Club Drive  
Anderson Island, WA 98303



BOARD OF TRUSTEE MEMBERS  
James Cook, Board President  
Peter Anderle, Vice President  
Sharon Bruhn, Secretary  
Steve Evans, Treasurer  
Scott Bellware, Trustee

**Meeting Agenda**  
**June 27<sup>th</sup>, 2026**  
**10AM – Martha Smith Room**

Zoom Meeting: To join this meeting visit <https://us06web.zoom.us/j/83040894487>  
or call 253-215-8782 Meeting ID 830 4089 4487

**CALL MEETING TO ORDER:**

Stand for Pledge of Allegiance to the United States of America  
“There is no transparency without documentation.”

1. **Roll Call (3 BOT Members Present Constitutes Quorum):**
2. **MEMBER’S COMMENTS \*see summary**  
*\*MEMBERS – (RCW 64.90.445) At each board meeting, the board must provide a reasonable opportunity for unit owners to comment regarding matters affecting the common interest community and the association. The board must provide at least 15 minutes at the beginning of each meeting for unit owners to comment about agenda items before the board votes. The board may place reasonable time restrictions of not less than 90 seconds per owner per unit, except that the time per owner per unit may be reduced and allocated equally if more than 10-unit owners wish to comment.*
3. **MOTION 2026-06-01:** Motion to approve proposed agenda.
4. **MOTION 2026-06-02:** Motion to approve minutes from 2-28-2026 BOT meeting.
5. **MOTION 2026-06-03:** Motion to approve emergency water capital expenditure for pump replacement at Wells 3, 4, and 7.
6. **MOTION 2026-06-04:** Motion to approve Finance and Budget Committee members.

**UNFINISHED BUSINESS:**

1. **Lawyer costs accrued over the last couple months**
2. **MOTION 2026-06-05:** Motion to appoint RCC President as sole contact for legal counsel.
3. **Special election costs**

#### 4. Water future plan and funding

### **NEW BUSINESS:**

#### 1. Lots for Sale (member first right of refusal)

#### 2. ACC & FORESTRY MOTIONS

##### ACC MOTIONS:

**MOTION-2026-06-06:** Motion to approve ACC permit for a new shed at 14/055.

**MOTION-2026-06-07:** Motion to approve ACC permit for a new shed at 01/020.

**MOTION-2026-06-08:** Motion to approve ACC permit for a new shed at 07/80.

**MOTION-2026-06-09:** Motion to grant final approval for site development at 06/013.

**MOTION-2026-06-10:** Motion to grant final approval for site development at 10/096.

**MOTION-2026-06-11:** Motion to grant 6-month extension for site development at 02/045.

##### PREVIOUS BOARD ACTIONS:

Approval of shed at 02/126.

Approval of ACC recommendation for site development at 06/038 & 06/039.

Approval of ACC recommendation for fence at 10/161.

Approval of lot combination at lots at 14/148 & 14/149.

Approval of ACC recommendation for site development at 23/322.

Approval of roof replacement at 04/015.

Approval of replacement of deck and awning at 14/170.

Grant site development final approval at 11/004.

Grant site development final approval at 23/194.

Approval of shed at 14/075.

Approval of site development for driveway at 04/062.

Grant final approval on garage at 10/005.

Approval ACC permit for shed at 07/032.

##### FORESTRY MOTIONS:

**MOTION 2026-06-12:** Motion to remove 8 trees at 12/017.

**MOTION 2026-06-13:** Motion to remove 8 trees at 12/024.

**MOTION 2026-06-14:** Motion to remove 1 tree at 12/031.

**MOTION 2026-06-15:** Motion to remove 1 tree at 03/088.

##### EMERGENCY ACTIONS:

Removal of 1 tree at 10/128.

Removal of 1 tree at 22/046

Removal of 2 trees at 14/184.

Removal of 1 tree at 22/057.

Removal of 2 trees at 07/109.

Removal 6 trees at 07/108.

**3. Committees and Events Report: Ben Jahn**

Events:

July 3rd – Uncle Daddy concert at the Lakeshore Outdoor Stage, 6:30pm

July 10th – ‘The Goonies’ at the Lakeshore Outdoor Stage, 9:00pm

July 24th – Midnight Bourbon concert at the Lakeshore Outdoor Stage, 7:00pm

**4. GM Report: Dan Morgan**

**SCHEDULE OF BOARD MEETINGS AND TOWN HALLS:**

- June 27<sup>th</sup>
- July 25<sup>th</sup> Townhall (Proposed Budget)
- August 29<sup>th</sup>
- September 26<sup>th</sup> (Annual Member Meeting)

**ADJOURNMENT:**