

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

Mid-Month Meeting Minutes
July 18th, 2026 10AM

Zoom Meeting: To join this meeting visit <https://us06web.zoom.us/j/4671737903?omn=88943955755>
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): Steve Evans, Sharon Bruhn, Jim Cook.**

Late: Pete Anderle, Scott Bellware

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.*

Comment from member who is happy with new board but wants to focus on making the necessary changes needed to the governing documents.

3. **Scope of mid-month meetings**

The purpose of these mid-month meetings will be to establish an agenda for the end of month board meetings.

UNFINISHED BUSINESS:

1. **Member comments from 6-27 meeting**

- a. Can comment period be at the beginning and end of BOT meetings?

There will be certain topics that members will absolutely be able to comment on outside of the member comment period at the beginning of the meeting. In most cases members will be allowed to comment.

- b. Looking for a clear record of what happened among board members that led to the resignation of previous 3 board members and voting of 3 new board members.

The current board does not feel that they are the ones to tell the story for the previous

board members. But they encourage members to ask previous board members about their experience.

2. Lots for Sale & Gifted Lot

Discussed sealed bid process for these. Suggested neighbors should be given first chance to offer on lots next to them.

NEW BUSINESS:

1. Approve Minutes from 6-27-26 Meeting

2. UBS Banking Authorization signatures by each Board member.

3. 2024 Audit Completed

4. Election Chair Nomination

5. Member Inquiries

a. Hydrofoils on Lake Josephine

Discussed the banning of all electric motors on Lake Jo, but want to be conscious of fishermen.

b. Encroachment on Eagle Park

Ongoing project. Surveyor is coming out to evaluate this park and others that have been encroached on by members.

6. ACC & Forestry

a. ACC

Request for fence and gravel driveway at 10/096 & 10/097.

Request to replace existing fence at 10/128.

Request to put up fence at 08/120 & 08/121.

Request for final approval on site development at 17/006.

Request for fence and shed at 19/005.

Request for fence at 09/018.

Request for fence at 04/117.

Motion to approve requests at recommendation of the ACC.

Moved to end of month meeting.

b. Forestry

N/A

7. New Committee Member Nominees:

ACC – Don Gloyd

Compliance – Ron Postman

Will be voted on at end of month meeting.

8. Committees and Events Update: Ben Jahn

a. Compliance

- i. Fireworks over 4th of July
- b. Events

July 22nd – Wednesday – Key Bank Community Connections BBQ

July 24th – Friday – Midnight Bourbon concert at the Lakeshore Outdoor Stage, 6:30pm

9. Treasurer's Report: 2026-2027

Budget process update

There will be more budget talk and update at the end of month meeting.

10. GM Update Dan Morgan

Office AC units failed last week, and are looking for funding for new units. Bids are being gathered and a proposal has been made to the Board for funding. Treasurer believed the money has already been budgeted.

Schedule of Board Meetings and Town Halls

- July 25th Monthly Member meeting, followed by a town hall about proposed 2026-27 Budget.
- August 29th
- September 26th (Annual Member Meeting)

Adjournment: 11:04