

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

Monthly Meeting Minutes
July 25th, 2026 10AM

Zoom Meeting: To join this meeting visit <https://us06web.zoom.us/j/83040894487>

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): Jim, Sharon, Pete, Steve, Scott – all present**
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.*

Member expressed concern with the inconsistent enforcement of our policies, specifically, regarding visiting guests who do not have guest passes. She suggested a QR code available for guests and doing spot checks at the parks.

Another member had complaints about the quality of the restaurant service and food that they have experienced recently.

Another member suggested changing the way we think about committees and the board's creation of them. Rather than committees coming up with ideas for the board to decide on, the board should direct the committees to look into issues that the board thinks is relevant to current issues.

Member expressed that monitoring the parks and guest passes could provide a challenge as it could infringe on members ability to enjoy amenities. Also expressed issue with equal and even enforcement. Also has issue with the deck at the restaurant not being open

throughout the summer so far, although they expressed understanding about the lack of servers.

A member asked what the generator situation at the proposed cell tower (to be installed at the water tower) was and how that was going to be maintained. They also expressed a disinterest in voting on the banning of electric motors on Lake Josephine until membership hears more about the pros and cons.

UNFINISHED BUSINESS:

1. **Motion 2026-07-01 to approve Minutes from 6-27-26 Meeting.**

Motion: **Sharon** Seconded by: **Pete** **Passes**

2. **Lots for Sale & Gifted Lot**

Motion 2026-07-06 to accept the donation of Lot 07/047 and pay \$142.47 in Property Taxes for the purpose of resale.

Motion: **Steve** Seconded by: **Pete** **Passes**

Motion 2026-07-07 to open a sealed bid process for the 19 unsold lots owned by the Riviera Community Club to be bid on by members with a closing date for bids of 8/28/2026

Motion: **Steve** Seconded by: **Sharon** **Passes**

NEW BUSINESS:

1. **Call for Candidates is out now, closes Friday 7/31/2026**

2. **Election Chair Nomination**

Motion 2026-07-08 to nominate David Wolff as ongoing Chair of the Election Committee.

Motion: **Sharon** Seconded by: **Steve** **Passes**

3. **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 2026-07-02 to approve requests at recommendation of the ACC.

Motion: **Sharon** Seconded by: **Pete** **Passes**

b. Forestry

Request to remove 16 trees from lot at 09/092.

Motion 20226-07-09 to approve member requests at the recommendation of the Forestry Committee.

Motion: **Sharon**

Seconded by: **Pete**

Passes

4. **New Committee Member Nominees:**

Forestry – Ron Paquin

Motion 2026-07-10 to nominate Ron Paquin as a member of the Forestry Committee.

Motion: **Steve**

Seconded by: **Pete**

Passes

ACC – Don Gloyd

Compliance – Ron Postma

Motion 2026-07-03 to approve new appointments to ACC and Compliance Committees.

Motion: **Sharon**

Seconded by: **Pete**

Passes

5. **Treasurer's Report: 2026-2027**

2024 Audit Completed

Budget update

Motion 2026-07-04 to approve budget proposed by Budget & Finance Committee for release to membership with the 2026-2027 Annual Membership Packet.

Motion: **Sharon**

Seconded by: **Pete**

No Vote

This motion was made but not voted on. The Board of Trustees issues a series of amendments to the proposed budget which are as follows:

Motion 2026-07-11 to amend the proposed budget by reducing the increase of the water capital main annual collection to \$25, making the annual total per member \$150.

Motion: **Pete**

Seconded by: **Sharon**

Passes

Motion 2026-07-12 to amend the propose budget by reducing the budgeted revenue for the Lakeshore Restaurant by \$60,000 and reducing labor costs by \$60,000.

Motion: **Pete**

Seconded by: **Steve**

Passes (Nay by Scott)

Motion 2026-07-13 to adjust the total assessment to members by the amounts approved in the

amendments above.

Motion: **Pete**

Seconded by: **Sharon**

Passes

6. **Committees and Events Update:** Ben Jahn

a. Compliance

i. Fireworks over 4th of July

ii. Encroachment on parks

b. Events

August 14th – Friday – Pirates of the Caribbean @ the Outdoor Stage – 8:30pm

August 28th – Friday – Ian Ayers and Soul Purpose @ the Outdoor Stage – 7pm

7. **GM Update** Dan Morgan

Motion 2026-07-05 to create a vote by members for the banning of electric motors on Lake Josephine to be included in the Annual Member Packets.

Motion: **Sharon**

Seconded by: **None**

No Vote

Motion 2026-07-14 to amend motion 2026-07-05 to read, “Create a ballot for vote by members for the banning of electric motors as the primary form of locomotion for a vessel.”

Motion: **Scott**

Seconded by: **Sharon**

Passes

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:

James Cook
President,
Board of
Trustees

Peter Anderle
Vice President,
Board of
Trustees

Steve Evans
Treasurer,
Board of
Trustees

Sharon Bruhn
Secretary,
Board of
Trustees

Scott Bellware
Board of
Trustees

Date: _____