RIVIERA COMMUNITY CLUB
Mid-Month Meeting Agenda
11016 Country Club Drive
Anderson Island, WA 98303

RIVIERA
Community Club

BOARD OF TRUSEES MEMBERS
Patty Lampman
Peter Anderle
Sharon Bruhn
Steve Evans
Scott Bellware

Mid-Month Meeting Minutes
October 14th, 2026 6PM

Zoom Meeting: To join this meeting visit https://us06web.zoom.us/j/4671737903?omn=83543338513
Meeting ID 4671737903

CALL MEETING TO ORDER:

Stand for Pledge of Allegiance to the United States of America

1. **Roll Call (3 BOT Members Present Constitutes Quorum): Patty, Pete, Sharon, Steve, Scott**

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 requested different day for mid-month meetings because of the conflict with Bingo Night.

   Another member had an issue with #3 on unfinished business being a quote that was taken out of context. Also mentioned that there would be a meeting in the MSR the coming Sunday to discuss the new ferry schedule.

   Another member requested use of the Marina to bring in modular homes to build on their lots (they own 170).

   A member online said they remember issues with bringing in heavier houses using the marina hill, but they weren't sure if it was still an issue.

1. **Board Officer Elections**

   Results:
   President – Patty Lampman
   Vice President – Peter Anderle
   Secretary – Sharon Bruhn
   Treasurer – Steve Evans

UNFINISHED BUSINESS:

1. ~~**Motion 2026-10-01 to approve this meeting's agenda.**~~
   Motion to amend the 10/14/26 agenda to move Board Officer Elections ahead of unfinished business.
   Motion: Sharon Second: Steve Pass
2. **Motion 2026-10-11 to approve amended 10/14/2026 agenda.**
   Motion: Sharon Second: Pete Pass
3. **Motion 2026-10-02 to approve minutes from meeting on 9-9-26.**
   Motion: Sharon Second: Steve Does Not Pass – Needs Review
4. **Motion 2026-10-10 that the minutes of the August 12, 2026 meeting be amended to add the following to the discussion recorded under Motion 2026-08-05:**

   'Jim stated, "Let me finish or I will censure. You want censureship [sic], I will do that." Scott responded, "Censure removes me from an office, not the board." Jim said, "I have the floor," and then he called the vote.'
   Motion: Sharon Second: Steve Does Not Pass

5. **Motion 2026-10-03 to approve minutes from meeting on 8-12-26.**
   Motion: Sharon Second: Pete Pass

NEW BUSINESS:

~~**1. Board Officer Elections**~~

~~Results:~~
~~President –~~
~~Vice President –~~
~~Secretary –~~
~~Treasurer –~~
Amendment to motion 2026-10-01 moved ahead of unfinished business.

2. **Motion 2026-10-04 to nominate Steve Evans as the RCC representative for AICAB.**
   Motion: Sharon Second: Pete Pass

3. **Lakeshore safety matter:** Possible action regarding temporary access restrictions and related notice and hearing procedures.
   Motion 2026-10-12 to ratify action by GM regarding temporary access restrictions and hearing procedures.
   Motion: Sharon Second: Scott Pass

4. **ACC & Forestry**

ACC

Member request for final on site development at 01/030
Member request for permit for site development at 10/104
Member request for fence permit at 07/123
Member request for final on site development 23/315-316
Member request for final on deck at 14/149
Member request for permit for fence and concrete pad at 01/150
Member request for permit for site development at 17/109
Member request for permit for fence at 10/100
Member request for final on site development at 01/030
Motion 2026-10-05 to approve member requests at recommendation of ACC.
Motion: Sharon Second: Steve Pass

FORESTRY

Member request for final at 21/004
Member request to remove one dead tree at 10/172-173
Member request to remove one dead tree at 02/078
Member request to remove one dead tree at 11/073
Member request to remove 1 tree near house and property line at 02/066
Member request for final at 10/172-173
Member request for removal of 40 hazardous trees at 16/095,096 & 097
Member request to remove 7 hazardous trees at 10/128
Member request to remove 7 trees hanging over neighbor house at 10/019
Member request for final on 11/073
Member request for final on S1/018
Member request for final on 10/024.
Motion 2026-10-06 to approve member requests at the recommendation of the Forestry Committee.
Motion: Sharon Second: Steve Pass

Motion 2026-10-07 to approve associate membership of Roberto Ascalon.
Motion: Sharon Second: Pete Pass

5. **Committees and Events Update:** Ben Jahn
    a. Compliance
        i. STRs
    b. Events

6. **GM Update** Dan Morgan

7. **Treasurer's Update**
   Motion 2026-10-08 to move $40,000 acquired from lot sales to the capital budget to replenish money spent on AC unit for RCC office building.
   Motion: Steve Second: Sharon Pass

8. **Motion 2026-10-13 to amend motion 2026-10-09 to read "72 hours following" in place of "the same day"**
   Motion: Pete Second: Steve Pass

9. **Motion 2026-10-09 to add this requirement to current RCC policy:**

   "That the General Manager shall advise the Board by email of any separation of an RCC employee at the time the employee is notified of it, or upon the separation otherwise taking effect, whichever occurs first, and in no case later than 72 hours following ~~the same day~~. The notice shall state the position, the effective date, and whether the separation was voluntary or involuntary.
   That the General Manager shall further include in each regular report to the Board a statement of all staffing changes since the previous report, including hires.
   That this requirement is for information only. It does not require Board approval of any staffing decision, does not alter the authority delegated to the General Manager under Art. VIII §1(7) to manage all employees of Riviera, and creates no right or expectation on the part of any employee."
   Motion: Sharon Second: Steve Pass

10. **Topics from Last Meeting**
    Consideration of removing tree removal deposits.
    Consideration of fines for not property cleaning up tree removal.
    Consideration of a new sounds system for the MSR.

11. **Topics for Next Meeting**
    17/137 Quit Claim Deed to RCC.
    Riviera Marina use for houses being shipped to the island.
    Day-of-the-week change for mid-month meetings.
    Make sure to schedule BOT Meeting for officer elections following annual meeting.

Amend president only access to lawyer.

Schedule of Upcoming Board Meetings

- October 31st
- November 11th
- November 28th

Adjournment: 7:31