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

RIVIERA
Community Club

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
August 12th, 2026 6PM

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

CALL MEETING TO ORDER: 6:00

Stand for Pledge of Allegiance to the United States of America

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

A member has an issue with AirBnb renters not paying any sort of fee while putting strain on Riviera amenities.
-President and Vice President responded by requesting that this issue be looked at by the Compliance Committee for them to recommend action regarding Short Term Rentals.

UNFINISHED BUSINESS:

Motion 2026-08-04 to approve the agenda with following amendments:
Under 'UNFINISHED BUSINESS' add number 3 – to discuss the vote on motorized vehicles on Lake Josephine.

AND

Under 'NEW BUSINESS' introduce a motion to accept one of the three bids for the HVAC budget.
Motion: Steve Seconded by: Pete Passes (Sharon abstained)
Discussion: Scott was confused about the inclusion of the quote "there is no transparency without documentation" on the agenda.

1. **Member comments from previous meeting**
2. **Motion 2026-08-02 to approve updated budget with amendments from 7/25/26 meeting, and this meeting, for release to membership for ratification.**
   Motion: Sharon Seconded by: Pete Passes (Scott abstained)

   Motion 2026-08-05 to change budget to reduce restaurant labor costs by $50,000 and food costs by $10,000 rather than the $60,000 labor reduction proposed at the last meeting.
   Motion: Steve Seconded by: Pete Passes (Scott abstained)
   Discussion: GM Dan Morgan sat down with the new Lakeshore Restaurant Manager and discussed reducing labor and food costs, changing the reduction in Restaurant budget from $60,000 in labor to $50,000 in labor and $10,000 in food costs. Scott was curious as to where those savings were coming from. Steve and Pete explained that it is not a savings, but a reduction in budget that was discussed with the new manager. Scott still wanted an explanation about how those numbers were arrived at, with suspicion that these numbers were put on the budget to reduce costs without actually changing spending. Dan explained that the restaurant manager had expressed to him ways to reduce costs by cutting the amount of people on staff at one time, ordering more efficiently, and working on the line himself.

   Motion 2026-08-03 to approve amended hydrofoil movement from 7/25/2026 to "restrict use of electric motors that are the primary form of locomotion for the vessel" to be included in the member vote in the Annual Member Packet.
   Motion: Sharon Seconded by: Jim Does not pass (3-2 vote)
   Discussion: Pete discussed that the definition between primary and secondary locomotion is not explicitly defined, and that restricting the speed of vehicles to 5mph could be a more effective process. Jim had difficulty agreeing with that because it would be difficult to police or speed check people on the lake doing more than 5mph. Steve also discussed that there are vessels with electric motors that do not pose a safety risk but they do have a slow trolling electric motor, and it would not be fair for them to be affected by this. Scott suggested that we should just change the language to stop electric hydrofoils on the lake.

NEW BUSINESS:

1. **Approve Minutes from Previous Meeting**

   Motion 2026-08-01 to approve minutes from meetings on 7-18-26 & 7-25-26.

   Motion: Sharon Seconded by: Steve Passes

Discussion: Scott was listed as tardy in the 7-18-26 minutes, which was suggested to be stricken since it was a Zoom link error.

Motion 2026-08-06 to strike the line from the Juily 18th minutes that say Scott Bellware was tardy.
Motion: Steve Seconded by: Sharon Passes

2. **Committees and Events Update:** Ben Jahn
    a. Compliance
        i. Overdue Site Developments
        ii. Dogs
    b. Events

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

Friday – August 27th – ~~Ian Ayers and Soul Purpose – 7:00pm~~ – **SHOW CANCELLED**

Motion 2026-08-07 to approve Sunset Air as the chosen vendor for repair to HVAC systems.
Motion: Steve Seconded by: Pete Passes

Motion 2026-08-08 to approve Janice Bolton for appointment to the Compliance Committee.
Motion: Pete Seconded by: Sharon Passes

Motion 2026-08-09 to appoint Phyllis Zander to the Compliance Committee
Motion: Steve Seconded by: Sharon Passes

3. **GM Update** Dan Morgan

4. **Topics for Next Meeting**

Schedule of Board Meetings and Town Halls

- August 12th
- August 29th
- September 9th
- September 26th (Annual Member Meeting)

Adjournment: 7:04

_____	_____	_____	_____	_____
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:_____