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
September 9th, 2026 6PM

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

CALL MEETING TO ORDER: 10:01

Stand for Pledge of Allegiance to the United States of America

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

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.*

   Concern from member about the fact that there are only 2 candidates running for 3 board positions. This member was also curios as to why the office staff was not sharing the names of the candidates on the ballot and why write in candidates are not being promoted.

UNFINISHED BUSINESS:

1. **Motion 2026-09-01 to approve this meeting's agenda.**
   Motion: Sharon Second: Steve Pass
   Discussion: BOT members had different versions of agendas to approve. Scott made an amendment to add "Tree removal permit fee" to new business.

NEW BUSINESS:

1. **Motion 2026-09-02 to approve minutes from meetings on 8-29-26 ~~and 8-12-26~~.**
   Motion: Sharon Second: Steve Pass
   Discussion: Scott requested that more detail be added to the 8-12-26 minutes. Because of this, the 8-12-26 minutes were not approved.

Scott questioned the secretary's oversight on the production of the BOT meeting minutes and stated that the secretary is the only one allowed by the Bylaws to produce the content of the minutes. Scott also asked that the preparer of the minutes be noted on the minutes. He suggested that RCC employees shall be allowed to print and distribute the minutes but are not allowed to produce the content for the minutes. Also asked for this comment to be recorded on the minutes, which was allowed by presiding Vice President Pete Anderle.

2. **ACC & Forestry**

ACC
Member request for final on garage at 02/110 & 02/111
Member request for final on shed at 01/020 & 01/021
Member request for permit for fence at 08/032
Member request for permit for shed at 08/009
Motion 2026-09-03 to approve member requests at recommendation of ACC.
Motion: Sharon Second: Steve Pass

FORESTRY
Member request for final at 13/053
Member request to remove one dead tree at S1/018
Member request to remove one dead tree at 10/023 & 10/024
Member request to remove 4 trees hanging toward house at 17/191 & 17/192
Member request to remove 4 dead trees near road/powerlines at 04/012
Member request to remove 1 tree near house at 08/183
Motion 2026-09-04 to approve member requests at the recommendation of the Forestry Committee.
Motion: Sharon Second: Scott Pass
Discussion: BOT members discussed a request that was not on the agenda, and the grounds to deny tree removal for site development until approved by the County & ACC.

Motion 2026-09-05 to approve Lot Line Combination at 16/141 & 16/142
Motion: Sharon Second: Steve Pass

Motion 2026-09-06 to remove the refundable $200 forestry tree removal fee.
Motion: Scott Second: Steve Does Not Pass
Discussion: Scott noted that the Parks Department was voting on its root rot plan this evening, and discussed removing the tree removal fee to help owners address root rot growing problem the forestry policies for the RCC may not have taken into consideration. He gave emergency removal as one example of the fee being a hurdle to the members. Other trustees discussed how the deposit was to encourage cleanup after tree removal.

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

    Friday – September 11th – Willy Wonka and the Chocolate Factory – 8:30pm
    Saturday – September 12th – Safety and Preparedness Fair (AIFD) – 10am
    Saturday – September 26th – Member Picnic – 2pm

4. **GM Update** Dan Morgan

5. **Treasurer's Update**

6. **Lot Rebids**
    Rebids above the suggested minimum bid were accepted for lots 07/058, 23/242, & 23/243.

7. **Topics for Next Meeting**
    Elimination of permit fee for hazardous trees.
    Consideration of fines for failure to clean trees.
    Revisit sound system.

Schedule of Board Meetings and Town Halls

- September 26th (Annual Member Meeting)

Adjournment: 11:11