

RACCOON POINT ROAD MAINTENANCE ASSOCIATION

INTERIM BOARD MINUTES

August 7, 2006

The Interim Board meeting was called to order by interim-President, Rick Fant at 6:30p.m. at his hangar in Eastsound. Board Members present were Rick Fant, Jim Biddick, Lynn Richards, Bathan Shaner and Sharin Lee. Absent was Sean Roach. A quorum was present. Also in attendance was Victoria Shaner.

The Road Agreement and Bylaws, had been e-mailed to the board members prior to the meeting. Rick and Jim updated the board on the work with the Association attorney and reported that after several revisions the documents were ready for filing and adoption by the Board and filed with San Juan County. The documents were reviewed and discussed in depth and the board concurred with the recommendations. Exception: four minor spelling and wording corrections are to be made to the Bylaws.

Lynn Richards made a motion to accept the Road Maintenance Agreement - Draft 5, Jim Biddick seconded that motion and it was unanimously approved to file the document with San Juan County as soon as Appendix A is complete.

Jim made a motion to accept the RPRMA Bylaws – Draft 5, it was seconded by Bathan Shaner and unanimously approved to be filed with San Juan County. after the minor corrections are made.

The Annual Meeting Agenda: Rick Fant presented the proposed agenda for the Associations Annual Meeting to be held on August 26th at 10:00a.m. at the Eastsound Fire Hall. Discussion included amendments by Lynn Richards and Sharin Lee to add time at the beginning of the meeting to review procedures in order that Association members can understand how to request variances to assessments/regions and to review procedures where association members can require a Board or General meeting to discuss specific topics.

Annual Budget: Jim Biddick gave an overview of the three budget proposals to be presented at the Annual meeting.

Plan A - “Basic Budget” that includes administrative functions (legal, repayment, overhead), road grading in Fall/Spring (2 gradings total), weed and brush trim back and five truckloads of base rock to be distributed on the lower hill section. Total budget for a year was \$15,000.

Plan B - “Repair over time budget” that includes Plan A components with an additional five truckloads of base rock to be distributed middle hill section and creation of uphill ditches with culverts on lower hill and middle hill sections. Total budget for a year was \$25,000.

Plan C - “Repair damage now” that includes Plan B components with an additional ten truckloads of base rock to be distributed on all hill sections; creation of additional

uphill ditches with culverts on all hill sections and twenty truckloads of finish rock distributed on the entire road. Total budget for a year was \$50,000.

Jim also discussed some options that could be added to the budget as independent line items:

Option A – Dust control at \$20,000. for the entire road to be applied in Spring 2007;

Option B – Removal of slide areas at mile marker .485 and .585 with reimbursement required by lot owners with a lien if that were necessary. Cost estimated at \$25,000.

Bathan Shaner commented that Plan B was the only reasonable budget that would stop further deterioration of the Road and that Plan C was too expensive for the Association at this time. And, Bathan committed to complete the detail Road Plans, aligned with the budget proposals prior to the Annual Meeting. Further discussion continued by the Board as to the best Plan and Options.

A motion was made and seconded to present all of the Plans and Options to the membership with the recommendation to the Association that Plan B should be adopted with no options for the 2007 fiscal year. Bathan agreed to be in charge of the Road Plan. The fiscal year will be August 1, 2006 to July 31, 2007.

Other Business: Jim Biddick discussed the adoption of the Rules and Regulations of the Association. It was agreed that the newly elected Board will take office after the Annual Meeting and will review and adopt the Rules and Regulations, but that copies of the proposed Rules and Regulations were to be distributed to the members at the annual meeting and will be posted on the website.

Interim President requested that each Board Member call their respective neighbors in each region and ask them to send in their LOI, remind them of the meeting and request that they attend.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Sharin J. Lee,
Interim Secretary