



Raccoon Point Road Maintenance Association
PO Box 453
Eastsound, WA 98245

MEETING NOTICE

COVID restrictions remain in place with regards to large gatherings for meetings, so we are unable to have an Annual Meeting for the second year in a row. As last year we will hold a Zoom Meeting to answer any questions members may have. The Zoom meeting is scheduled for August 21, at 1:00pm pst. In order to attend the Zoom meeting, I will need your Email address in order to send you an invite. If you have not received any Email from the Association this past year, it is probably because we don't have a good Email address for you. You can contact the association by visiting the website at:

raccoonpointroad.org

July 25, 2021

Dear Lot Owner,

The following is a brief review of the 2020-2021 fiscal year.

INCOME

ASSESSMENTS

For the past year we suspended interest charges but they will go back in effect for the 2021-2022 fiscal year. Collections continue to remain strong. We still have four lot owners that are refusing to pay their assessment and one that has moved and for which we are unable to find a forwarding address. Total owed for these accounts is \$17,635.65. We will once again be charging interest on these accounts and they will subject to collections when the lots sell. We have one lot owner that still owes the full amount for the original chipseal work but they continue to pay the annual assessment and the assessment for the next chipseal application. It is anticipated that we will not collect the initial amount until the properties sell. Amount owed is \$3,929.55 and interest will not accumulate until the initial 10-year period has passed, which is 2027, which is the same time the next chipseal coating is due to be applied.

We collected \$6,235.00 on one lot that sold and had not paid any assessments. We also collected smaller amounts from two lots that sold and were on payment plans for the original chipseal. As a note, it was a strong year for lot sales with eight properties changing ownership.

2021-2022 ASSESSMENT

Because we had to spend down our reserve fund we have had to raise the dues by 8.3% to replace the funds. Annual assessments can be found on the financial sheets.

BANK BALANCES

Checking Account has \$11,294.65 in it of which \$2,500.39 is in general funds, \$175.52 is our reserve and \$8,618.74 is set aside for fiscal year loan payments for the original the chipseal loan.

The Chipseal loan Balance is at \$42,541.73.

The 10-year Chipseal Money Market Fund is at \$36,795.23.

When Islanders Bank became Banner Bank, the bank started to charge \$13.00 a month for a service fee. The decision was made to drop the interest-bearing checking account in order to save the annual \$156.00 service fee.

EXPENSES

ADMINISTRATION

We had a slight increase in our liability policy but other than that, there is nothing major to note.

MAINTENANCE

While it was not a hard winter in terms of snow, it was an expensive one because of heavy rains in the fall and the need to service the road during the short snow period.

We spent an unplanned \$4,824.48 from the Emergency Reserve. \$3,097.39 went towards Emergency Road Work for tree removal to keep the road open, \$1,564.94 for fixing a soft-spot before Key Dr and \$327.45 to remove deer hit by a speeder.

Mowing still remains an issue. IX declined to bid on the cutting and there were no other people that responded to the request. This necessitated us looking for someone that could cut back the sides and the tree canopies. The only estimate we received was for over \$11,400.00. I asked they resubmit the bid taking out the tree work and the estimate dropped to \$5,923.00. Bathan Shaner is getting a mower but we don't anticipate cutting until summer 2022.

DEAD DEER

As everyone knows by now, there are a number of deer that are dying from **adenovirus hemorrhagic disease (AHD)**. Removal of the deer carcass is the responsibility of the lot owners. If the deer is located off the roadway it is ok to let it decompose. If the carcass is on the road, the lot owner will be notified and given 24 hours to remove the deer. After 24 hours the Association will have the carcass removed and bill the lot owner. To have deer remove you can contact Ian Harlow at (360)622-6131.

SPEEDING

We continue to hear and see speeding on RPR but there is little the Association can do about it. To clarify, RPR is a private road. All lot owners are guaranteed rights to access the road through easements with RPRMA and individual lot owners. Because it is a private road the sheriff cannot enforce a speed limit. We have posted what is considered a safe speed for the road which is 15 MPH. If there is an accident this is important because it weighs heavily in any investigation.

What can be done. In a recent court case on San Juan Island the ruling was made that renters are not considered guests or residents and as such can be restricted from using common properties. RPRMA owns the first ½ mile of the road and can trespass any renter that is operating in what is considered a reckless manner. If the Association can obtain the name of the violator they can investigate and take appropriate action. Beyond the first half mile the responsibility is on the individual lot owners as any easement is between the lot owner and the individual.

Let's hope it doesn't take another accident or fatality for the speeders to come to their senses.

Sincerely,
Jim Biddick
President/Treasurer

Your 2020 - 2021 Board

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