



RPRMA  
PO Box 453  
Eastsound, WA 98245

April 1, 2023

Pat Hunt  
104 Barn Owl Trail  
Eastsound, WA 98245

Dear Pat,

The Board acting as mediator in your matter regarding the Key Drive culverts submitted your proposal to the four adjacent lot owners to try to find a resolution. The four lot owners are Bettina Stix, Gary Lee, John & Rita Onsum and Phil & Janet Barnes. As it turns out, the upstream side is owned by the Onsums and the downstream side belongs to Gary Lee. Stix and Barnes have no responsibility for the stream. Barnes was only included for mitigation issues should the owners agree to proceed.

We have heard back from all four parties and the two owners, Onsum & Lee, do not support the plan to replace the culverts with the bridge structure you described in your letter. Based on their response, the Board can take no action to address the issue.

You could call for a Special Meeting to make your concerns known, but without the permission of the owners, the Board can do nothing. If you wish to call a meeting, you need to either get two Board members to support you or 10 lot owners. I would personally recommend against calling for a Special Meeting as a majority of the residents that would benefit are summer only residents and are not available to attend a meeting.

We can give you 30 minutes to voice your concerns at this year's Annual Meeting provided we know in advance.

For some background, the Board can make no improvements or upgrades to the road without the consent of the membership. Because it would take a special assessment to implement your plan, you would need a majority of the 144 lots to approve the assessment. Even if you get this, it will still take the approval of the two property owners to implement the plan and the Board would not go forward until mitigation issues on the downstream side are known. I'm sure that Lee and Barnes do not want to see a greater outflow on their side which would result in damage to their properties.

I have included Onsum's response to the issue for your information as it is the only formal response we received.

Regards,

Jim Biddick  
President/Treasurer

CC: RPRMA Board via Email  
Gary Lee  
John & Rita Onsum  
Philip & Janet Barnes  
Bettina Stix