



RPRMA  
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February 24, 2023

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Dear Lot Owners,

Pat Hunt has called for a special meeting to discuss the issue of the culverts at Key Drive. The Boards role in this issue is to act as an intermediary between the parties involved and RPRMA. Let me start by pointing out why the Board is limited to this role.

When the Association was formed it was with the understanding that RPRMA, with exception of the first half mile, only had an easement to use the road. The Association was formed to ensure that all lot owners had access to their lots and it was the responsibility of the Association to keep the road clear of any debris that would hinder that access. Any improvements or upgrade to the road needed to be brought to the membership first and then to all lot owners. This was what was done when the road was chip sealed.

Pat's request will require a special assessment. The way a special assessment works is defined in the By-laws as follows:

The Board must first ask the affected lot owners if they want to carry out the proposed improvement or upgrade. If the lot owners agree, and it requires a Special Assessment, the Board will take it to the membership per the published By-laws.

The By-laws then come into play as follows:

(7) Special Assessments for Improvements and Upgrades. A Special assessment is defined as any cost in excess of twenty-five percent (25%) of the annual budget incurred for the improvement or replacement of the Road. The Board of Directors may assess the Lots for the costs associated with an improvement or upgrade to the Road, provided that the improvement or upgrade has been approved by majority vote of the Lots. Any such Special Assessment is an Assessment of the Association.

Should the special assessment not pass, the members of that region have an option as follows:

(8) Regional Assessments. The Lot Owners within each Region may elect, by an 80% vote of approval, to request and pay for maintenance, improvements or upgrades in addition to those performed by the Association to that section of the Road crossing their Region, and the

Association may assess the Lots within that Region for those additional expenses of maintenance, improvements or upgrades to that Region of the Road.

At this point, here is what the four of you need to do. You need to come to an agreement that the project can proceed and that the Association has the authority to act as your representative. If this agreement is reached, the Board will request a special meeting of the membership to allow Pat time to present her proposal.

If you do not agree to proceed with the project, the Board relinquishes their role as intermediary and it becomes an issue for the parties to resolve should they decide to take further action.

I have included the following Email addresses so that you can start a dialog on the issue. The Board would appreciate that you get back to them by March 26, 2023, so that the Board can give Pat a formal response.

Name	Email
Philip & Janet Barnes	<a href="mailto:philjan_barnes@msn.com">philjan_barnes@msn.com</a>
Gary Lee	<a href="mailto:gml2nz@uniserve.com">gml2nz@uniserve.com</a>
Bettina Stix	<a href="mailto:bettina.stix@gmail.com">bettina.stix@gmail.com</a>
John & Rita Onsum	<a href="mailto:ritaonsum@yahoo.com">ritaonsum@yahoo.com</a>
Pat Hunt	<a href="mailto:pathunt.orcas@gmail.com">pathunt.orcas@gmail.com</a>

I have also included Pat Hunts Email and the quotes for the project.

Regards,

Jim Biddick  
President/Treasurer

CC: RPRMA Board via Email  
Pat Hunt