

2023 RPRMA Annual Meeting
Eastsound Firehall
Saturday, August 12, 2023

1. Call to order at 10:04 am. Quorum of 48 votes.
2. Review of Annual Meeting structure.
3. Approval of 2022 minutes with a motion by a lot owner and 2nd by Jim McCullough.
4. President's Report-repairs at 485 RPR, mowing completed, bookkeeping is back in house with Jim Biddick. Past due notices are sent monthly.
5. Future Needs-Review of funds to be repaid to Jim Biddick and future costs for Key Drive chip seal repair along with 2027 chipseal lift. Need funds for mowing every three years. Need ditching funds budgeted as well. Need to fund a reserve account.
6. Review of What/Who is RPRMA-2 additional members joined today in Region A. What can the Association do-we own the first half mile and must keep it open and do any work needed to keep the road safe and in good condition. Anything beyond the first half mile is an easement where we can do maintenance but not improvements. Why was the RPRMA set up? To groom the road with gravel to keep it safe. 25% cap on budget increases to prevent Board from making improvements Anything over 25% increase requires a Special Assessment. 85 of 142 lot owners would need to approve the special assessment vote.
7. Presentation by Darryl Duke regarding Stormwater issues: what happened and what were the costs of the 2021 storm? What are the issues with the long-range view of excess water runoff? Explanation of what the 1968 Easement allows us to do-ingress/egress and public utilities. Darryl believes common law applies to any unspoken terms. No legal opinion has been given. Board can prevent erosion any other activities to maintain the Road but excludes improvements to RPR unless membership approves a special assessment due to the cost and limitation of a 25% increase to the budget.
What can we do: Option 1 is to do nothing. Option 2 is to fix just the road surface (do the chipseal repair needed at Key Drive with a \$32,000 cost), or Option 3 which is to work on prevention (confirm easements rights, hire evaluation of all culverts following SJ County standards, get estimates) which will require a special assessment. Discussion about replacement of culverts, "bridge" and also keeping the culverts clear of debris when there is a large storm and a lot of water flow.
Path Forward: special assessment for road repair only at Key Drive \$32,000 or Option 3 is to estimate costs and then call for a Special Assessment. Discussion by members of doing Option 2 or Option 2 and Option 3 together. Jim Biddick spoke of 4 culverts that flow when we get a lot of rain and then one that does not flow at all. Discussion about how much the special assessment would be and whether we proceed. Ron Gilleland gave information about how they assess culvert replacement and what they use in San Juan County. The SJC Engineering department determines culvert sizing or whether culvert age determines replacement. Development uphill and debris cause water flow problems. Bettina Stix asked for Option 4: to have the county take over the road. The road is not up to county specs and would cost \$2.5M to get it up to specs to even get the county to review the road to change it into a public road. Cheryl Castalga believes we should vote for special assessments to improve the road. She's lived on the road since she was 5. More questions for Ron regarding debris and speed of water. Flood control grants? Not an option since Flood control is for flooding downstream. There is a \$9200 option to turn

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the portion in question at Key Dr. into gravel road with no culvert work. Ron answering more questions about "bridge" construction and use of metal as the lifespan on metal is 25 years. Christine Upchurch spoke to the amount of money she spent on her property for culvert replacement and rock work. Her insurance did not cover the damage and she was out of pocket for the improvements.

Discussion about which options work and what steps come first to work on an evaluation. How much do we need if we pursue Option 3? Responsibility on owners for grading in excess of permitted allowance. Jim McCullough is concerned about costs and that many people will be unwilling to pay any higher costs than what they are paying now.

Linda Bannerman: need to make sure that if we do have experts tell us how to improve the road that we don't continue to have debris problems after the work is completed.

Joe DiPietro: we need to get an assessment of what needs to be fixed as global warming will be causing more problems and increasing rain and water flow.

Jim Biddick: \$5000 to get a legal opinion regarding easement and improvements not approved by lot owners and \$9200 to have Island Excavation fix Key Drive with gravel instead of \$32,000 for the chipseal repairs.

Ron Gilleland-minimum 18 inch culverts is the county standard. Use double wall plastic culverts instead of metal culverts. Continuing discussion on culvert size and "bridge" to move utilities.

Jim McCullough made a motion to do a special assessment of \$10,000 to repair Key Drive with gravel-Christine Upchurch seconded the motion-discussion about fixing the road temporarily and not doing the full chipseal at \$32,000. Call for the vote: 44 in favor, 6 opposed. Board will put together a mailing to all lot owners.

Monica Steele made a motion and Cheryl Castagna seconded motion to direct the Board to pursue Option 3 more specifically \$5,000 for legal counsel and authorizing zero dollars for estimates to evaluate the culvert stormwater adequacy and \$5000 to pay Jim Biddick back his loan - \$10,000 total. Discussion included we go out of San Juan County and possibly use the same attorney who drafted the Bylaws. Call for the vote: 48 in favor and 2 against. Motion passed. Did not require any additional funds but the membership directed the Board to use current funds and adjust the budget accordingly.

8. Motion by Monica Steele and seconded by someone that we applaud the board and volunteers hard work. Applause.
9. Vote on Budget: Jim reviewed the proposed budget. Amounts per presentation on website and what was mailed out to everyone. NO opposition. Budget for 2023-2024 passed unanimously.

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10. Jamie Cier in Region A, Darryl Duke in Region B and Jim Biddick in Region C unanimously re-elected.
11. Tansy discussion led by Brad Brown regarding how to handle flower heads and disposal and also available county consultations.

Motion to adjourn seconded by Jim Biddick at 12:16 pm.