



Raccoon Point Road Maintenance Association

PO Box 453

Eastsound, WA 98245

RPRMA Annual Meeting

When: August 9, 2025

Time: 10:00 am -1:00 pm

Where: Eastsound Fire Station – Mt Baker Road

**FINAL MEETING DOCUMENTS WILL BE POSTED ON THE WEBSITE  
ON JULY 20, 2025**

July 1, 2025

Dear Lot Owner,

**The following is a review of the 2024 - 2025 fiscal year.**

**BANK BALANCES AS OF JUNE 17, 2025**

Checking Account has \$18,089.62 in it of which \$7,071.62 is in general funds, \$5,585.38 is set aside for fiscal year loan payments for the original chip seal loan and \$5,432.62 is in the emergency reserve.

The Chip Seal Loan Balance with Banner Bank is at \$17,150.79 with the next payment due on July 22.

The 10-year Chip Seal Money Market Fund is at \$50,979.52.

The mowing and ditching reserves are both at \$3,213.27.

Total of checking and saving is \$75,495.68

**INCOME**

**ASSESSMENTS**

We have been doing well in collecting the yearly assessments. YTD we are at \$59,532.99 against a budget of \$50,152.60 The positive balance represents payments of past due amounts for slow-paying accounts and pay off of the original 2017 chip seal.

Of the assessments still owed for the current year, \$30,960.08 will remain uncollectable until the properties sell and \$518.30 is still due for one lot for the current year. If not paid by year's end this lot will have a lien placed on it. Interest on the unpaid accounts is being assessed at 15% per year. .

**EXPENSES**

**ADMINISTRATION**

Administration expenses are tracking at \$ 6,466.00 against a budget of \$8,772.00 for 74%.

Major expenses were for D&O insurance, \$1,075.00 and \$3,562.00 for the Liability insurance. Orcas had its fire rating change from a PC 6 to a PC 7 which means an increase in premiums for everyone.

We were able to transfer \$7,928.47 to the 10-year Loan Repayment account and \$5,432.62 to the Association Reserve. We still have an outstanding balance due on the loan from the Chip Seal Reserve Account for money borrowed to patch the road in two places.

### **MAINTENANCE**

Maintenance expenses are at \$8,377.65 against a budget of \$13,366.00, but we still have roughly \$8,000.00 that we'll be paying to surface the two patch areas and remove a culvert.

Though snow was limited this year, the rain took its toll. We had to spend \$3,797.02 for emergency work which was comprised of rock, a sink hole repair and tree removal. Snow plowing only cost \$4,173.40 against a budget of \$3,200.00. The overage was mostly for additional salting of the hill.

ESWD had another break in their supply line at around 4845 RPR, which caused water to block the culvert at this location. We are going to be replacing the culvert with a bladder sock to address any future water issues. It should be noted that the road in this area has slipped about 20 inches since OPALCO last worked in the area.

There was also another car wreck this winter at around 845 RPR. This is the third wreck at this curve in the past ten years. Most were caused by speeding and the blind curve. This year at the meeting we want to bring up the issue of adding speed bumps to this location and see if there are any other areas the membership feels they are necessary.

### **2025-2026 BUDGET ASSESSMENT**

The Association continues to operate on a tight budget necessitating us to continuously move funds around for items such as emergencies, ditching, and mowing. We have started to set money aside for the Association \$20,000.00 reserve fund and mowing/ditching funds. This year there is 24% dues increase to collect funds for the Chip Seal Account and repairs to the two patched areas. Total assessment income for the 2025-2026 fiscal year is \$62,172.84

### **PROXIES**

If there is not a proxy in your packet, you are not a voting member of the association. If you wish full voting rights, you need to complete a page 4 of the RMA, have it notarized and return it to the Association by August 1, 2025. To get a copy of page 4, please contact me via Email and I will send you a copy of the RMA for you to sign.

If you have a proxy in your packet and you wish to exercise it, it must be returned by August 1, 2025, to:

RPRMA  
PO Box 453  
Eastsound, WA 98245

Sincerely,

*Jim Biddick*

President/Treasurer

Your 2020 - 2021 Board

#### **Region A**

Jamie Cier – Secretary- 360)298- - 5166 [worleygirljc@gmail.com](mailto:worleygirljc@gmail.com)

Justin Lotak – Board Member - 312)919-6284 – [justinlotak@gmail.com](mailto:justinlotak@gmail.com)

#### **Region B**

Lesley Samuels - Board member - 208) 651- 4727 - [samuels5731@aol.com](mailto:samuels5731@aol.com)

Darryl Duke – Board member – 206)617-0105 - [darryl.duke@gmail.com](mailto:darryl.duke@gmail.com)

#### **Region C**

Jim Biddick – President/Treasurer – 360)376-2488 – [jimsyled01@gmail.com](mailto:jimsyled01@gmail.com)

Tom Baillie –Vice President – (360)376-2780 - [tbaille@uw.edu](mailto:tbaille@uw.edu)