Raccoon Point Road Maintenance Association
PO Box 453
Eastsound, WA 98245
RPRMA Annual Meeting
When: August 1, 2026 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, 2026

July 1, 2026

Dear Lot Owner,

The following is a review of the 2025-2026 fiscal year.

BANK BALANCES AS OF JUNE 6, 2026
The total of Checking and Reserve Accounts is at $120,624.29, with $38,278.56 in Delinquent Accounts, which may not be collected until the lots sell.

The Reserve Account is at $28.213.35. The breakdown and future balances are as follows:
Ditching Reserve - $6,495.10
Mowing Reserve - $ 6,495.10 (Cutting of overhead is scheduled for July and expected to be $5,600.00)
2027 Chip seal Reserve – $15,223.15 (Will be transferred to Checking to pay for 2026 Chip seal, Rename for 2026 to Chip seal Reserve)
Checking Account is at $55,400.21. The breakdown is as follows:
Administration - $46,807.67 (Final payment for Chip seal will reduce this amount)
Chip seal Loan - $3,159.92 (This is a set aside to cover loan payments plus one quarter for the remainder of the year. More info under Expenses- Maintenance- 2026 Chip seal)
Emergency Reserve - $5,432.62 (Once Doolittle is paid for Chip seal, accounts will be rebalanced and money moved from Checking to Emergency. Goal is still to work towards a $20,000.00 Emergency Reserve)
Accounts Receivable is at -$1,267.82. This is money owed from the dissolution of the Hummingbird Owners Association, which has been credited to their accounts.
Liabilities – There is an entry of $40,000.00 for a new Chip seal Loan (More info under Expenses- Maintenance- 2026 Chip seal)

INCOME

ASSESSMENTS
My Banner Bank Accounts were hit this year, and the issue carried over to the QuickBooks accounts in RPRMA. I was able to reconstruct the balances, so nothing was lost.

We have done well with collections of assessments. YTD, we are at $59,996.61 against a budget of $50,662.83. We have one lot owner who is a member of the Association that will have a lien placed on their property if they are not paid up by the end of the year. Outside of that, we still have the usual accounts that we won't collect on until lots sell. Because they do not have a signed RMA, we cannot lien their properties; however, the Notice of Assessment placed on all lots has been effective for collections. Balances due are still being assessed 15% interest per year.

Under Misc. Income: $55,000.00 transferred from the Chip seal reserve to checking, and $40,000.00 for the loan used to pay off the old loan and cover the Doolittle invoices.

EXPENSES
Under Loan Repayment, the higher number represents the payoff of the old Chip seal Loan. We are still waiting for the final invoice from Doolittle.

ADMINISTRATION
Actual vs Budgeted is $11,278.27 vs $7,343.00

Major overages were:
Bank Charges - $730.83 (This amount covers Square Fees to allow lot owners to pay online.) The Square fee is roughly 3% per transaction)
Insurance - $1,454.00 (Increase in both D&O and Liability policies)
Reimbursement - $531.55 (One RPOA lot owner paid the RPOA assessment via Square, and we had to send the money on to RPOA)
Pending – year-end transfer of any access funds to Emergency Reserve.

MAINTENANCE
Major overages were:
Road Repairs - $55,638.93 (Caused by payment to Doolittle for Chip seal)
Emergency Road Work - $900.00 (Tree removal expense)
Ditching - $700.00 (For clearing of wind damage. Some of this has been reimbursed by RPOA and private lot owner)

CHIP SEAL WORK
We finally connected with Doolittle, and the Chip seal work has been completed. I have been asked why we chip-sealed this year instead of in 2027. As background, the following is what led the Board to decide to proceed at this time.

The life of a chip seal is between 7 and 10 years. We were 9 years old. For three years, I have been trying to get Doolittle to respond to a quote request to ensure we were on track with our fund collection. A thank you to Island Excavating for finally getting Doolittle to respond. When Doolittle contacted us in April, they told us they were coming out to Lopez this year and did not expect to be back in the area for 2 to 3 years. They were looking for additional jobs to make it worthwhile to come to Orcas and San Juan. We were on track to have the originally estimated funds of $92,000.00 for the work, but their estimate came in at $101,691.00 plus local tax. The Board met and agreed that because Doolittle is the major contractor for the West Coast, they would quite possibly not be back for three years, and if we had to continue to repair the patched areas for that time at a cost of $6,000.00 per year, it was far more beneficial to secure a loan to have the work done this year.

The actual amount we are paying is about $500.00 more per year on the $40,000.00 loan. Once we received the money, we paid off the old loan balance of $9,876.24 and put the rest towards the final payment to Doolittle. We have not received their final invoice yet, but between the loan and what is in the Reserve Account, we should be covered.

We have some final work to do on the first patch area, which is expected to be completed this summer. There are also a couple of areas where the road has slumped, and we may need to take action at a later date.

FUTURE ROAD ISSUES

As you are all aware, the Association's responsibility is to maintain the road. Any modifications or improvements to the road require a vote of the membership and approval of any easement road owners. There is an exception to this. The Association owns the first ½ mile of the road and has the authority to make any necessary changes.

The Board will continue to monitor road surface conditions and deal with any issues that arise. We have been continuously checking culverts, both active and emergency, for any issues. Where necessary, we address roadside erosion by backfilling the affected areas. An example of this is at the gravel pit site past Day Lake Road, where runoff from Day Lake Road threatened to wash out the road. We backfilled the waterside in two areas to compensate for the soil loss. If you see areas where erosion is occurring, please let us know so we can develop a plan to address the issue.

2026-2027 BUDGET ASSESSMENT

On the income side, this year's assessment has increased by 4.7%. On the income side, the Chip Seal Reserve increased. The increase is due to how we have budgeted for the next Chip seal coat. Instead of using a fixed percentage based on current costs, we have taken Doolittle’s suggestion to increase by 5% per year, then divide the final number by the number of years until the next anticipated coating. The 10-year reserve table reflects these calculations.
The other increase was in the loan payment line. We were able to get an excellent loan from Banner Bank based on our past loan history. The terms are 6.5% for 5 years with no collateral.

On the expense side, insurance costs increased by 10% due to inflation. For the current year, there was an increase o 22.45% over the projected 2024 amount. This seems to track with the increase in homeowners' insurance for the San Juan Islands.
We have budgeted $4,000.00 for work on the patched areas of the road to smooth out the ingress/egress to the first patch area.
The other wildcard amount is for snowplowing. We spent little, and if anyone has insight into this next winter, I’d like to talk to you about buying some stock.

PROXIES
If there is no proxy in your packet, you are not a voting member of the association. If you wish to exercise full voting rights, you must complete page 4 of the RMA, have it notarized, and return it to the Association by July 27, 2026. To get a copy of page 4, please email me, and I will send you the RMA for your signature.

If you have a proxy in your packet and you wish to exercise it, it must be returned by July 27, 2026. Simply sign the proxy, fold it on the lines, put a stamp on it, and drop it in the mail.

Sincerely,
Jim Biddick
President/Treasurer

Your 2025-2026 Board
Region A
Sara Ives – Board Member – 206)650-5226 -ives.sara@gmail.com
Justin Lotak – Board Member - 312)919-6284 – justinlotak@gmail.com
Region B
Lesley Samuels - Board member - 208) 651- 4727 - samuels5731@aol.com
Darryl Duke – Board member – 206)617-0105 - darryl.duke@gmail.com
Region C
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