



Raccoon Point Road Maintenance Association
(RPRMA)

Annual Meeting

August 1, 2026

10:00 AM

RPRMA objectives:

- Provide private road access and maintenance to and for the benefit of land owners present and future (Articles of Incorporation, Article III) in the context of the Road Maintenance Agreement recorded under San Juan Co. AFN 2007 1219026 to the Raccoon Point Road Maintenance Association.

Annual Meeting Structure

- Agenda published in advance
 - Meeting must follow published agenda
 - Open mike at end for audience to comment and bring up issues (3 minute limit)
- **Quorum (Bylaws III.7)**
 - Total Voting Membership – 96 lots current members eligible to vote – 95 lots
 - 50% of Members in person or by Proxy (48 required as of today)
 - If unable 50%
 - New meeting announcement – 10 to 60 day notice
 - Need 25% in person or by Proxy (24 by todays number)
- Chair responsible for:
 - Keep discussion on topic (motion or report)
 - Limit time on discussion to timeframe
 - Allow all members to speak within meeting, three minutes per speaker
 - Clarify any motion prior to discussion
 - Insuring that meeting follows Roberts Rules of Order
- RPRMA Voting
 - Members only for voting on routine issues – signed RMA
 - Non-members welcome to observe
 - All lot owners that are current on their assessments are allowed to vote on special assessment

PROOF OF NOTICE – FULL DOCUMENT IS ON WEBSITE
Published June 30, 2026



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

2026 Agenda

- Call to Order by association President and Determination of a quorum based on Lot owners present in person or by proxy
- Approval of 2025 minutes (posted on the website – raccoonpointroad.org)
- Year end report - President – state of the association and review of prior year's work
- Chip Seal Discussion
- Future Needs
- Report – Road Truck Usage Committee
- Presentation of proposed annual budget by Board and discussion of options
- Vote by members on the annual budget
- Call for nominations (and self-nominations) for new Board members for each region
 - Terms ending this meeting: Sara Ives(A), Darryl Duke(B), Jim Biddick(C)
 - Candidate must be members of the Association and in good standing to run for Board positions
- Voting for Board members by region - members vote
- Any other business for the Association. Open mike comments 3-minute limit
- Meeting adjourned (No Later than 1:00pm)



APPROVAL OF MINUTES

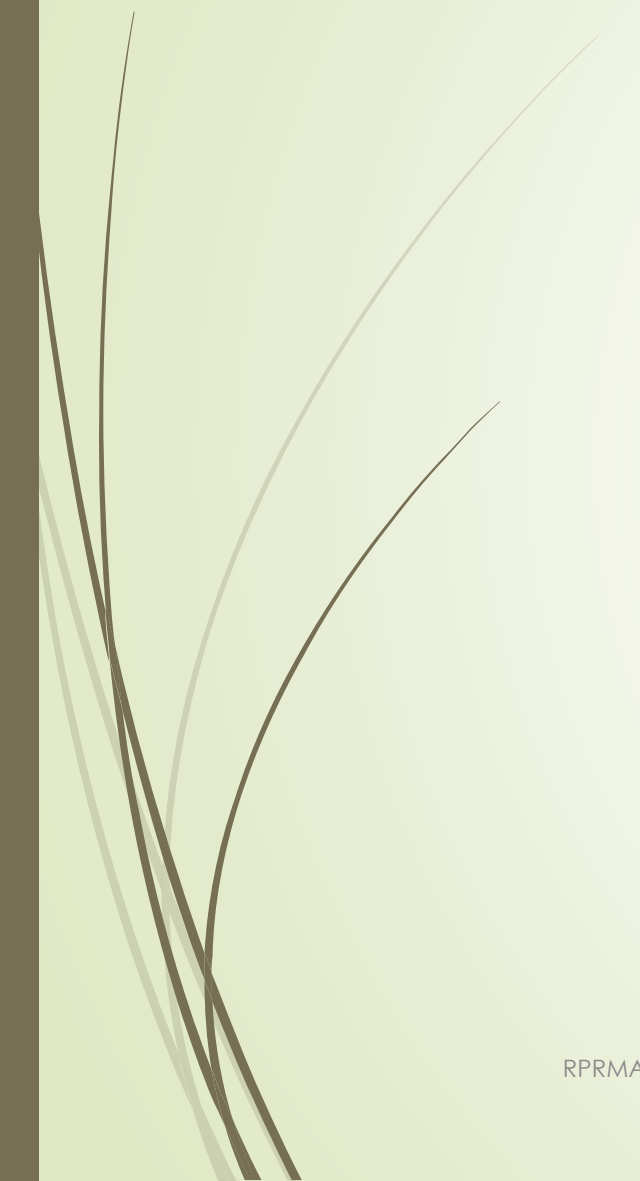
- MINUTES WERE PUBLISHED ON THE ASSOCIATION WEBSITE
- ANY CHANGES?
- VOTE TO ACCEPT



President's Report

Highlights for the year

- Covered in the letter
 - Chip Seal done – still some rough sections to patch
 - Removed three trees from road
 - No rocks
 - No significant snowplough work
 - Original Chip Seal loan paid off
 - Overhead cutting to be done in July
 - Brought up payment of assessments by Square on Website
 - New \$40k loan to complete Chip Seal (5yr @6.5%)



CHIP-SEAL PLAN FOR NEXT APPLICATION

2035/2038 Chip-Seal Application

- Goal is to have enough money by mid 2034 for the next application and to repair any surface issues*

NEXT TEN YEAR RESERVE FOR CHIP SEAL					
		(5% increase per year)			
2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
\$110,000.00	\$115,500.00	\$121,275.00	\$127,338.75	\$133,705.69	\$140,390.97
2031/32	2032/33	2033/34**	2034/35**	2035/36**	
\$147,410.52	\$154,781.05	\$162,520.10	\$170,646.10	\$179,178.41	
	2033	2034	2035		
Total	\$164,619.91	\$188,137.04	\$211,654.17		
Per Year	\$23,517.13	\$23,517.13	\$23,517.13		
Each Region		Each Lot			2025/2026 assessment
Region A 18%	\$4,233.08	Region A 48	\$88.19		\$89.33
Region B 28%	\$6,584.80	Region B 35	\$188.14		\$190.57
Region C 54%	\$12,699.25	Region C 57	\$222.79		\$225.67

- *Numbers represent a 5% inflation figure per Doolittle
- **Possible year next coat could go down
- Estimate used to insure Chip Seal and repairs are covered



FUTURE NEEDS

- Need to improve two patch areas (Prior to next Chip Seal coat)
- Need to set up a fund to repair substructure in three places where road is slumping (Prior to next Chip Seal coat)
- Need to look at culverts and determine if any how many we may need to replace



How Improvements are Funded

- Set aside surplus funds to dedicate to a project (These funds have been applied to the Chip Seal Reserve in the past)
- Raise assessment by 25% each year to meet project funding goal (Annual budget must be approved by the membership)
- Propose a special assessment (Must be approved by all lot owners)
- Remedy an emergency situation that puts the road in jeopardy (May require the Board to take out a loan to complete repairs)
- By order of a Court judgement (May require the Board to take out a loan to meet judgement demands)

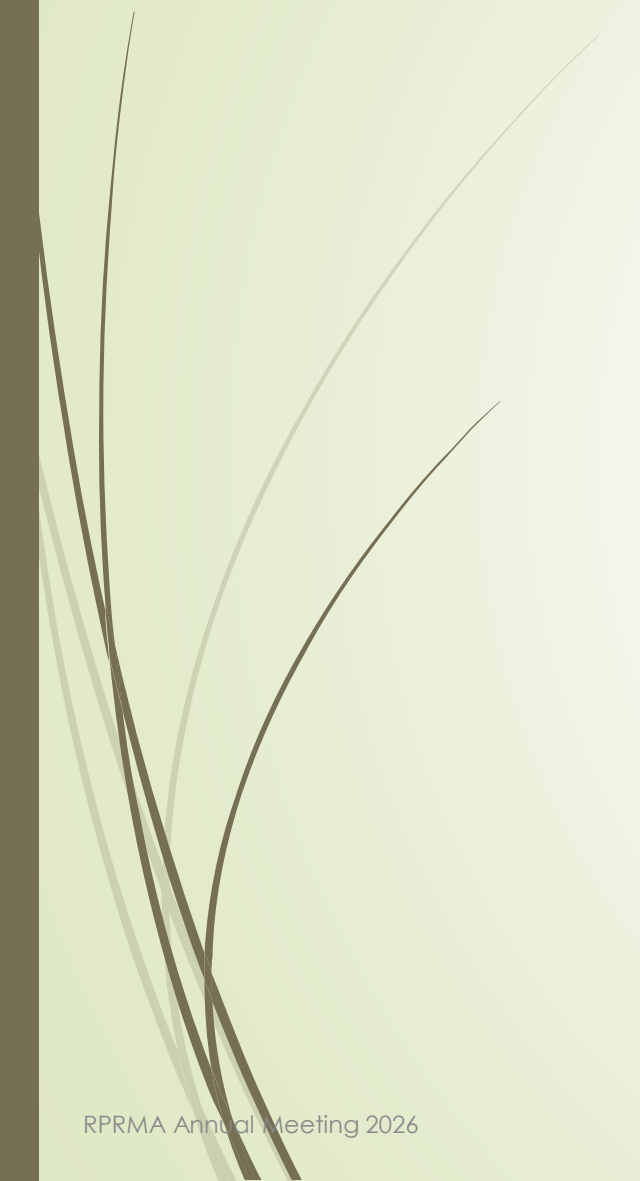


ROAD TRUCK USAGE REPORT

As requested at last years meeting

Final Report from Committee

Future Actions

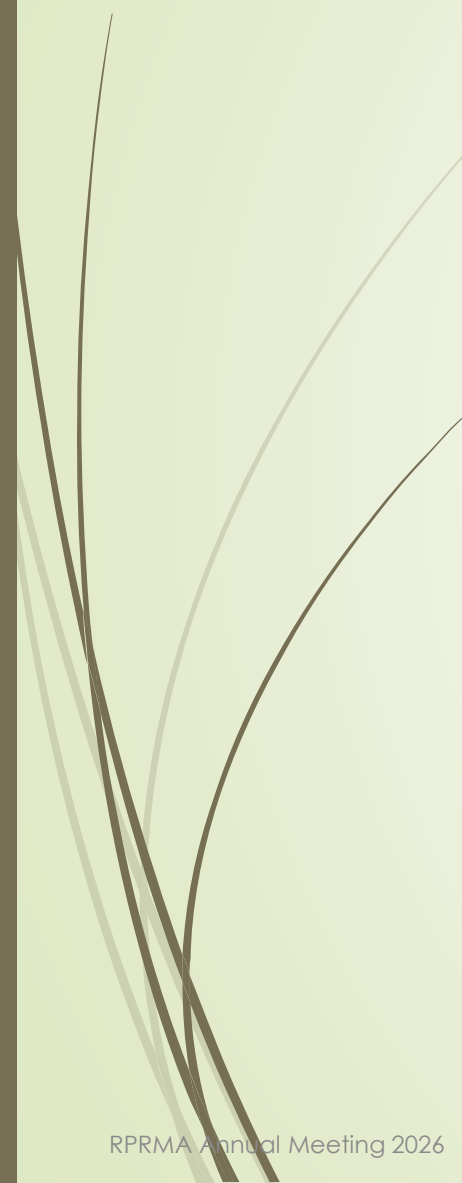


FINANCIALS

YTD & PROPOSED BUDGET

BALANCE SHEET AS OF JULY 15

					Jul 15, 26	
ASSETS						
Current Assets						
Checking/Savings						
Reserve MM Account						
Ditching Reserve					6,495.10	
Mowing Reserve					969.25	
Reserve MM Account - Other					12.22	
Total Reserve MM Account					7,476.57	
Banner Bank Checking						
Administration					2,285.24	
Chipseal Loan					3,159.92	
Emergency Reserve					10,000.00	
Banner Bank Checking - Other					1.31	
Total Banner Bank Checking					15,446.47	
Total Checking/Savings					22,923.04	
Accounts Receivable						
Accounts Receivable					-1,267.83	
Total Accounts Receivable					-1,267.83	
Total Current Assets					21,655.21	
Other Assets						
Delinquent Accounts					38,698.70	
Total Other Assets					38,698.70	
TOTAL ASSETS					60,353.91	



RPRMA Annual Meeting 2026

Income Report

					Sep 25 to Jul 26	Budget	26-27 Proposed
				Income			
				Interest Income	85.31	0.00	0.00
				Assessments			
				Loan Repayment/Banner Bank	8,230.90	8,524.41	9,479.76
				Mowing Reserve	3,223.14	3,364.74	3,336.00
				Ditching Reserve	3,223.15	3,364.74	3,336.00
				Chip Seal Reserve	22,916.02	9,820.95	23,517.13
				Annual Admin & Maint Assessment	22,400.95	25,577.99	21,627.00
				Finance Charge	88.21	0.00	0.00
				Total Assessments	60,082.37	50,652.83	61,295.89
				Misc Income	97,199.17	0.00	0.00
				Total Income	157,366.85	50,652.83	61,295.89
				Gross Profit	157,366.85	50,652.83	61,295.89

* Represents \$55,000.00 from Chip Seal Reserve & \$40,000.00 Banner Bank Loan

Expense Report

					Sep 25 through Jul 26		Budget		26-27 Proposed	
				Expense						
				Loan Repayment	16,128.14		8,424.41		9,479.76	
				Transfers						
				Ditching Reserve	0.00		3,216.00		3,336.00	
				Mowing Reserve	0.00		3,216.00		3,336.00	
				Association Reserves	0.00		4,000.00		5,000.00	
				Chip Seal -Reserve 2027	0.00		9,820.95		23,517.13	
				Total Transfers	0.00		20,252.95		35,189.13	
				Administration						
				Bank Charges	730.83		0.00		825.00	
				Insurance						
				D&O Insurance	1,927.00		1,162.00		1,200.00	
				Liability Insurance	4,536.00		3,847.00		4,989.00	
				Total Insurance	6,463.00		5,009.00		6,189.00	
				Legal Expense	2,338.62		1,000.00		1,250.00	
				Office Expense						
				Annual Meeting	406.33		375.00		265.00	
				Invoices	212.64		575.00		525.00	
				PO Box	88.00		84.00		88.00	
				Supplies	355.28		125.00		275.00	
				Web Page	440.00		140.00		140.00	
				Total Office Expense	1,502.25		1,299.00		1,293.00	

Expense Report

				Sep 25 through Jul 26	Budget	26-27 Proposed
			Registration	10.00	10.00	10.00
			Reimbursement to RPOA & TLCA	531.55	0.00	0.00
			Taxes	20.35	25.00	25.00
			Total Administration	11,596.60	7,343.00	9,592.00
			Maintenance			
			Mowing	5,925.85	500.00	500.00
			Road Repairs	116,434.09	5,000.00	750.00
			Emergency Road Work	900.00	0.00	0.00
			Ditching	700.00	0.00	500.00
			Snow Plow	0.00	4,500.00	5,285.00
			Total Maintenance	123,959.94	10,000.00	7,035.00
			Total Expense	152,415.51	46,020.36	61,295.89
			Net Income	4,951.34 *	4,632.47	0.00

* Moved to Emergency Reserve

RPRMA Metrics 2026

143 Lots total

- Region A (49) – First half mile
- Region B (36) – Hill to RPOA mailboxes
- Region C (58) – East of RPOA mailboxes
- Variances (6) per county tax regulations – Per County Deferral (1) Senior(3) (60% deferred), SJPT(2) (100% deferred)

140 lots sharing costs

- Region A (48) – First half mile
- Region B (35) – Hill to RPOA mailboxes
- Region C (57) – East of RPOA mailboxes

2026-2027 YEARLY ASSESSMENT

Loan Repayment(\$9,479.76)

Region A (18%) \$1,706.36

Total Per Lot (48) \$35.55

Region B (28%) \$2,654.33

Total Per Lot (35) \$75.84

Region C (54%) \$5,119.07

Total Per Lot (57) \$89.81

Chip Seal Reserve (\$23,517.13)

Region A (18%) \$4,233.08

Total Per Lot (48) \$88.19

Region B (28%) \$6,584.80

Total Per Lot (35) \$188.14

Region C (54%) \$12,699.25

Total Per Lot (57) \$222.79

Mowing Reserve (\$3,336.00)

Region A (18%) \$605.88

Total Per Lot (48) \$12.62

Region B (28%) \$942.48

Total Per Lot (35) \$26.93

Region C (54%) \$1,817.64

Total Per Lot (57) \$31.89

Ditching Reserve (\$3,336.00)

Region A (18%) \$605.88

Total Per Lot (48) \$12.62

Region B (28%) \$942.48

Total Per Lot (35) \$26.93

Region C (54%) \$1,817.64

Total Per Lot (57) \$31.89

Administration/Maintenance Assessment (\$21,627.00)

Region A (18%) \$3,892.86

Total Per Lot (48) \$81.10

Region B (28%) \$6,055.56

Total Per Lot (35) \$173.02

Region C (54%) \$11,678.58

Total Per Lot (57) \$204.89

Total Assessment (\$61,295.89) 1.9% increase

Region A (18%) \$11,033.36

Total Per Lot (48) \$229.86

Region B (28%) \$17,162.85

Total Per Lot (35) \$490.37

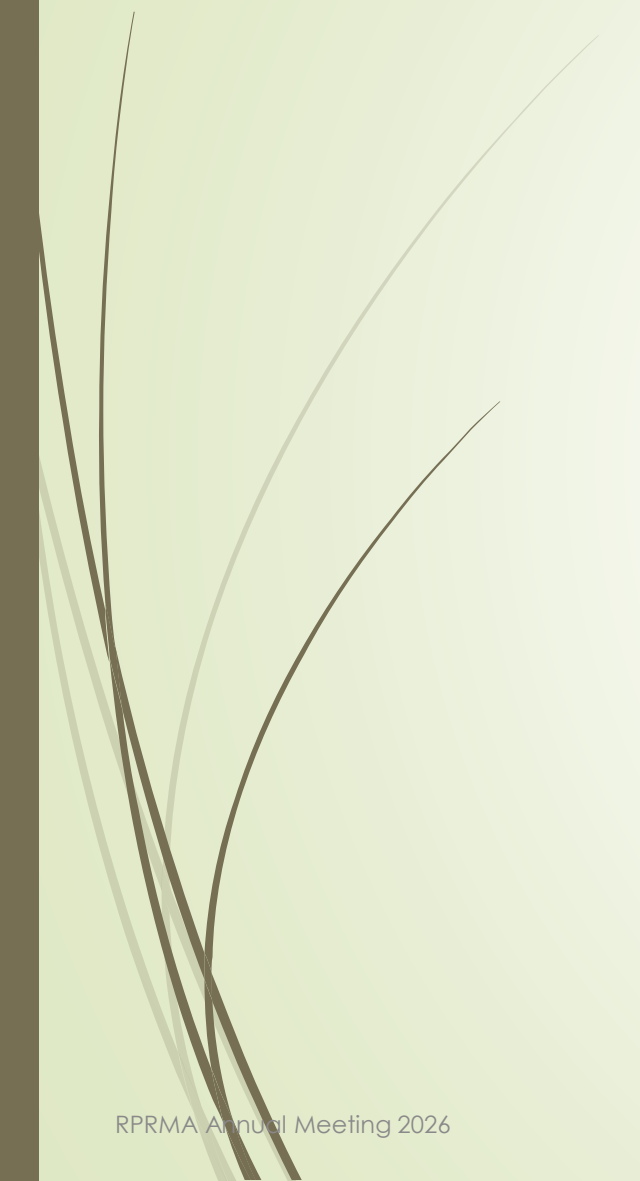
Region C (54%) \$33,099.78

Total Per Lot (57) \$580.70



ASSESSMENTS

- RESERVE - \$20,000 (long-term)
 - \$4,000.00 this year
- MOWING - \$9,999.00 (3 Years)
 - \$3,364.74 this year
- DITCHING - \$ 9,999.00 (3Years)
 - \$3,364.74 this year
- CHIP SEAL RESERVE – current at Zero but will transfer \$23,517.13 the end of 2027



ELECTIONS

Board of Directors

- ❖ Current Directors
 - ❖ Region A: Justin Lotak, Sara Ives
 - ❖ Region B: Darryl Duke, Lesley Samuels
 - ❖ Region C: Jim Biddick, Tom Baillie
- ❖ 2 Directors per region; staggered 2-year terms
 - ❖ Up for vote this meeting:
 - ❖ Sara Ives(A), Darryl Duke(B), Jim Biddick(C)
- ❖ Nominations from the floor
- ❖ Responsible per the Bylaws for the operation of the Association:
 - ❖ No compensation
 - ❖ All directors have equal authority
 - ❖ Eligible for officer position (Pres, VP, Sec, Treasurer)
- ❖ Meetings
 - ❖ Quorum: majority of Directors (4 for right now)
 - ❖ Directors choose the location and frequency of meetings – which could include electronic media meetings
- ❖ Departure or Replacement
 - ❖ On resignation – Majority approval of Board for replacement to complete unexpired term. Does not require a majority vote.
 - ❖ Removal – all members vote to remove
- ❖ Board of Directors elects officers
 - ❖ President ,Vice President, Secretary and Treasurer

Any Other Business

- Open to Floor – 3 minute time limit
 - Not a debate forum
 - Only issues that do not ask for a vote
 - Chair has the right to table any action for future discussion by the Board
 - Board will respond in 60 days as to a plan of action if needed to address any issue
 - Adjournment