



Rainbow Springs Community Club, Inc.
P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683
Board of Directors Annual Meeting Minutes
April 22nd, 2023

Meeting called to order by: Jake at 11:10 AM.

Roll Call: (Annual Shareholders Meeting; Granite Falls Eagle Club – 402 N Granite Ave. Granite Falls, WA 98252)

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| 1. President: Jacob Bruce - present | 6. Trustee: Kyle Knobel – present |
| 2. Vice President: Marty Schoos - present | 7. Trustee: Hagen Tidwell – absent |
| 3. Secretary: Maelissa Knobel - present | 8. Trustee: Adam Bogart - absent |
| 4. Treasurer: Ivy Houghton - present | 9. Trustee: Tina Dingman - absent |
| 5. Trustee: Greg Nelson - present | |

Minutes taken by: Maelissa

Shareholders Present: Amanda, Kurt, Annette, John, David, Bruce, Alicia, Beverly, Mary, John, Bob, Dan, Valerie, Nicole, Tammy, and Terry

Presidents Introduction:

1. Welcome Shareholders and Board Member introductions – Completed
2. Community Member introductions – Completed

Vice Presidents Report:

1. Review Meeting Etiquette, please hold questions and comments until the end of the agenda – Completed

New Business:

1. Review 2022 Annual Meeting Minutes and voting if applicable
 - a. A copy was shared/provided during the meeting or can be viewed on the community website prior to the meeting
 - b. Marty Motions to accept minutes, Annette seconds, all in favor.

Treasurers Report:

1. Present Financial Report and Account Balances



- a. Michelle reviewed high level differences year over year. One question was brought up on the landscaping change in price, we spoke about transitioning to a large company rather than a community member. One member asked about violation fines and if we had that money, we discussed this is being worked on but has not been received yet. One member asked about what actions are being taken for the members that are not paying dues. We explained that we implemented a new collection policy that will be managed by a collection attorney. One member asked about the cost of tree removal being so high, Jake explained which trees were taken down that aligned to the cost, roughly 10-12 trees. Jake explained that we do not complete work on private property but community property only. A member asked about line 5015 and Michelle explained that it was for the dam assessment fees that we were anticipating. Jake moved into road repair, we will be fixing 14 potholes and sink holes this year which is the large change in cost for this year. The cost of road maintenance went up and we are looking at 45k in repair for this year to maintain roads. There will be a section of the road that will be fully replaced. One member asked if this cost included covert which we responded no, asphalt only. The road work will begin on May 1st.

Review of 2023-24 Budget:

2. Detailed Budget Review and voting if applicable
 - a. Ivy completed a full review of the budget in detail highlighting the changes that we are making this year. She highlighted the ways we are budgeting for actual expenses and working diligently to cut and lower costs where all applicable. She highlighted the need for volunteers at the work party scheduled for May 5th. One member asked about the dam repair while transitioning to the next topic. Jake explained that we have received two quotes for over 300k for the needed dam repair. Another member asked about the amount we have in the reserve account which we answered around 73k. Greg mentioned that we will be spending 25k of that amount on road repairs being completed. One member mentioned that compared to other communities our dues are much lower for the amenities that we offer. Jake confirmed that the proposed budget is ratified.

Nominations and Voting of New Board Members:

1. Review Nominations and voting if applicable
 - a. Jake asked for any nominations in which there were none. We discussed the need for new board members to join as many current members will be transitioning out. There was a discussion around the value of joining the board and that each homeowner should join at least once as a way to learn about the work our community does and how it operates.



Business and Special Reports:

1. Volunteer Efforts

- a. Marty mentioned that there will be a work party on Saturday May 6th. This work party will be more specific to painting, posts, cleanup, pressure washing signs, and minimal landscaping due to the new contract. We need to put together the playground still and the kids bus stop shelters. One member offered to volunteer to help build everything. Members will send an email and Maelissa will keep a running list to communicate date and time. One member asked a question about the location of one of the bus shelters and that he would not like it on his property. There was a discussion around where homeowners lot area goes to and where easement aligns. One member asked why the bus pickup was not put to a vote, we clarified that the school's own selection of stops, not the board. A member mentioned that he is concerned that the bus stops will hurt his property value. Ivy mentioned that as a real estate agent it improves the property value as family friendly.

2. Community Roads Update and Discussion

- a. The road work will be for 1 week starting on May 1st, they will have flaggers out to help assist where needed. A few members asked if they will be offering driveway services at that time in which we noted that we will find out. Greg spoke about a predictive budget study that we are doing to determine large expenses that could be coming to ensure we have the right plan in place. Jake mentioned that we have about 3 miles of road that will need to be replaced in the future.

3. Dam Update and Discussion

- a. Jake respoke about the two bids that we have and are preparing for in the future. We are working on seeing if we can get a loan against the community to avoid a large assessment per lot and spread out the payment over a few years to lessen the financial burden. One member asked if we could get a grant based on the community in which we responded that we checked and we did not qualify because we are 100% private community. Marty spoke about following the discussion with our attorney we need to change our bylaws to allow us to be able to get a community loan, we are amending bylaws to make the required change to allow this. We spoke about the difficulty of getting bids on the dam repair. One member mentioned that they asked about getting a loan in the past and that we were ineligible because we are a "club". Michelle clarified that we legally fall within the approved groups to get a loan.

4. Parking Pass Distribution Update and Discussion

- a. Maelissa explained the new process and the reasons why we made the changes. One member said that she didn't agree with mailing them because our mail carrier is unreliable. Tammy offered to volunteer to assist with the mailers. Jake motions to add a one-time parking pass pick up with the remainder to be mailed following the announced



process, Maelissa seconds, all in favor minus one Nay. One member asked if we have had to tow people in which we responded yes.

5. Open Floor Discussion from Members

- a. A member brought up that the gate has been very loud and asked who maintains it, we mentioned that we use white lithium grease. We use this because it helps repel the water and helps it last as long as possible. One member asked about extra sand sitting out after the horseshoe pits were installed. Marty clarified that it will be used.
- b. A member asked about a prior legal order and easement where a member added a fence, we clarified that it was removed and taken care of. They asked if that roadway was accessible for emergencies, we referenced the prior year minutes and that we must prioritize work to be completed. Jake mentioned that we want to input a steel gate to prevent outside community access.
- c. One member brought up ATV's that are street legal and still getting fined. The board explained that they would need to follow street laws and being respectful of the community. Jake discussed the process for violations and when we get 2x complaints or video/photo evidence. One member added that in the past people would race atvs and it endangered the community and themselves.
- d. Jake mentioned that we are looking into work parties, community BBQ and community movie night.
- e. One member brought up a few recommendations for rule changes. The group was open to changes but didn't feel comfortable voting on items unless they had something in writing. Maelissa agreed to form a small work group to review existing rules and regulations and propose edits at the next annual meeting based on feedback and community emerging priorities.

Meeting adjourned by: Jake at 12:53 PM.