



Rainbow Springs Community Club, Inc.

P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683

Board of Directors Annual Meeting Agenda

April 27th, 2024

Meeting called to order by: Jacob Bruce at 11:11 AM.

Minutes taken by: Maelissa Knobel

Roll Call:

1. **President:** Jacob Bruce - Present
2. **Vice President:** Marty Schoos - Present
3. **Secretary:** Maelissa Knobel - Present
4. **Treasurer:** OPEN -
5. **Trustee:** Greg Nelson - Present
6. **Trustee:** Kyle Knobel – Present
7. **Trustee:** Steven Young – Excused
Absence
8. **Trustee:** Dalton Lagerwey – Excused
Absence
9. **Trustee:** OPEN

Shareholders Present: Quorum has been met

Presidents Introduction:

1. Welcome Shareholders and each board member introduced themselves to the group and shared that 22.61% of the community members are present.
2. Community Member introductions were completed round table.

Vice Presidents Report:

1. Marty reviewed meeting etiquette, asked to hold questions and comments until the end of the meeting.

New Business:

1. Review 2023 Annual Meeting Minutes and voting if applicable
 - a. John motions to approve the minutes, Jon seconds, majority in favor.



Treasurers Report:

1. Present Financial Report and Account Balances
 - a. 22.61% of homeowners are present, Maelissa shared that the budget is ratified effective this meeting. Michelle walked through the financial statement line by line in detail. One member asked about the negative amount in the reserve from road repairs. The board clarified we are not negative, but that amount came out of the general fund account. Another member asked about the likelihood of us collecting on the outstanding balances, Maelissa clarified we are confident that we will be able to collect based on current information.

Review of 2024-25 Budget:

2. Detailed Budget Review by Michelle line by line. The budget is ratified for this year. Homeowners asked for clarity on a few line items specific to the reserve study and increased McPhersons charges. The board clarified that we do not include expected nonpayment of dues in the budget, only expected expenses for the year. All budget items are an educated guess based on expected expenses. A question was asked about the emergency exit road not being completed, we clarified that we must prioritize expenses for the community. One member asked if we have had a dam assessment in the past, the board clarified that we have not done any assessments for the dam as to date. Maelissa reiterated that the budget has been ratified for 2024-25.

Nominations and Voting of New Board Members:

1. Review Nominations and voting if applicable
 - a. No nominations presented at the meeting
2. John is our Sargant in arms as delegated by the board.

Business and Special Reports:

1. Dam Update and Discussion
 - a. One member asked about the life process of the dam and how we got to the place we are today. Marty clarified that regardless of the history of the dam we are still required to comply with the current needs and mandates by the state/county. The board reiterated that as time goes on code and standards change and it's the responsibility of the board to address. One member asked if we could sue the bond company that insured the board back in the 80's when the initial dam was built as it wasn't put to a vote. A member has asked about why the water levels are so low. The board clarified that we are mandated by the county to be down 5 feet vertically. The board has had meetings with the dam safety office to address concerns the board has about the aquatic life



impacts, smell, and mosquitos. The board provided a high-level overview of the two proposed bids as well as some estimations on payments. The two options would be a construction loan that is repaid over a 5- or 10-year term or a onetime special assessment. Another homeowner asked how they would be impacted if they paid their assessment and other homeowners didn't if they would be back charged. The board clarified that is always a possibility as well.

- b. Jake makes a motion to accept the Greco Bid, Bob seconds, majority vote passes. 41 yes, 2 sustained.
 - c. Jake positioned a pole to determine community interest in a lump sum payment or construction loan. Bob makes a motion to move forward with a loan option, Maelissa seconds, majority vote passes. 1 opposed, 0 sustained.
 - d. One member asked if we could pose a semi-annual meeting specific to the dam repair work.
2. Proposed Rule Change Review and Voting if applicable
 - a. Greg makes a motion to abstain from the rules and regulations vote with the upcoming changes required by the state, John seconded, majority passes to postpone this vote for a future homeowner meeting.
 3. Gate call feature being disabled
 - a. Greg reviewed that this service will be discontinued effective 6/1/24. One member asked if there was a possibility to have a monthly guest code that gets changed. Greg answered that recurring changes to the codes is challenging because we do not have a convenient way to communicate updates to homeowners.
 4. Open Floor Discussion from Members
 - a. One question came up from a homeowner who asked about how to acquire additional parking passes, we clarified that they can be purchased. Another question came up about if the existing rules and regulations are enforceable with the upcoming state law changes, we clarified yes, all rules and regulations are active and enforceable.

Meeting adjourned by: Marty Schoos at 1:50 PM.