

Rainbow Springs Community Club, Inc.
P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683
Board of Directors Annual Meeting Minutes
April 17th, 2021

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

Roll Call: (Annual Shareholders Meeting – Held at RSCC Lake Park)

- | | |
|---|---------------------------------------|
| 1. President: Jacob Bruce - Present | 6. Trustee: Maelissa Knobel - Present |
| 2. Vice President: Marty Schoos - present | 7. Trustee: Kyle Knobel – Present |
| 3. Secretary: Open | 8. Trustee: Open |
| 4. Treasurer: Sherry Lingle - Present | 9. Trustee: Open |
| 5. Trustee: Greg Nelson - | |

Minutes taken by: **Maelissa Knobel** **(Name)**

Shareholders Present:

12 homeowners present, no quorum: Annette, John, Valerie, John, Katie, Kathy, Angela, Dave, Benita, Ken, Kim and Brent.

Presidents Introduction:

1. Welcome Shareholders and Board Member introductions
 - a. Everyone was introduced on the board
2. Community Member introductions
 - a. All community members were introduced

Vice Presidents Report:

1. Reviewed Meeting Etiquette, please hold questions and comments until the end of the agenda
 - a. A member inquired about if we have a quorum to be able to vote on anything and potentially any new board members. We have 211 active lots and do not have 10% to be able to vote on any items.

New Business:

1. Review 2019 Annual Meeting Minutes for Approval as no Annual Meeting took place in 2020.
 - a. We were unable to find and verify the 2019 meeting minutes. The one posted on the website is not completely accurate, we are diligently working on getting this corrected to the best of our ability.
 - b. There was no 2020 annual meeting due to the pandemic.

Treasurers Report:

1. Presented Financial Report and Account Balances
 - a. No additional Questions on the account balances
2. Present Profit and Loss Statement
 - a. Positive balance currently working to save as much as we can to try to repair the lake without homeowners needing to pay additional assessments. A member asked if we have anyone in collections, we are not currently placing anyone in collections with the pandemic but will continue to evaluate the environment and adjust as needed. A member recommended we adjust the wording on the P&L to reflect accurate fee reasons.
3. Management Company replacement
 - a. Due to time and capacity constraints, we will be moving to a management company beginning on May 1st. A member asked if this would include collections in which we answered yes and reviewed all the items that the management company will take care of. A member had a question on if we obtained several quotes prior to deciding in which we answered yes, several quotes were provided prior to bringing the company on board.

Review of 2021-22 Budget Proposal:

1. Budget Review
 - a. Each person read the budget individually rather than going line by line aloud, no additional questions were asked at this time. A member made a comment that they agree with the dues being increased this year to maintain the growing community expenses.

Nominations and Voting of new Board Members:

1. Review Nominations and voting
 - a. No community members expressed interest at this time

Business and Special Reports:

1. Volunteer Efforts
 - a. Jake thanked everyone for their efforts around community volunteer work last year. Kyle mentioned the desperate need for more help from the community as many board members are the only ones to allocate time to community upkeep.
2. Gate Update and Discussion
 - a. Greg provided a thorough gate updates; the new controller being installed on the 27th with a target activation in early May. The only issue we may run into is that the old remotes may not work but we have a solution if that happens, and we will be sending out a communication to the community with all the specific details. A question was asked if we will be able to do regular updates with homeowner information with the new controller, yes, we will be able to complete the updates but will do that at the gate. One question on the user manual that was mailed out, it is no longer applicable. If old remotes do not work, we will swap them out 1 for 1 with the new fobs. Discussed the

board at the gate that we will post any announcements to keep everyone informed including newsletters. A question was asked about the cameras at the gate, we confirmed that they have been replaced and are active.

3. Dam Update and Discussion

- a. Jake and Marty provided an in-depth overview of where we are at currently with the Dam. We finally received approval on the site plan, we are moving to the next phase with approval from Washington State to begin the bid process. We will diligently review the bids to ensure the best results for the most reasonable pricing. Comment from a member that this will be expensive but there are no other options. The only way to apply for funding would be to ask the county for a sponsorship. Member recommended when we do the dam update and drain that we should do a work party to clean up the area. Jake discussed the emergency access road that will be required and where we will be putting it. We are trying to be strategic in piggy backing off the new county park to save money for the EAP. Sherry brought up a community garage sale idea to see if we can make some money to pay for the potential assessment fines that could come up. One member recommended that we should add cameras at the river and at the lake to identify issues. A member had an idea that we should have a donation list that members can choose to purchase as a donation.

4. Bi-Law Update items for 2021

- a. We have implemented a fee schedule recently and would like to know what people want to see in the new bi laws. Jake would like us to send out this information with the mailers to get the community input. Jake asked if everyone could take pictures and video with violators to ensure that they are fined and fixed. Question on if we have a due date for when we want to submit them, we will include with the letter that is mailed out.

5. Open Floor Discussion

- a. One community member asked if we would be sending a ballot out this year, we said no that per our community rules that we do not require a vote to increase the budget. The same homeowner said that they did not agree with the way that we did the ballots last year on the annual budget, their concern was notated.
- b. A community member mentioned that when people are burning trash it is a negative community impact and if we can do anything about that. Unfortunately, all you can do is to call the fire department to fine them but we cannot do anything as the HOA.

Meeting adjourned by: **Jacob Bruce** at **12:15** **PM.**