



Rainbow Springs Community Club, Inc.

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

Board of Directors Meeting Minutes

August 21st, 2024

Meeting called to order by: Maelissa Knobel at: 6:35pm

Minutes taken by: Maelissa Knobel

Roll Call: (Virtual Meeting on Zoom: Recurring Meeting ID #758 7388 5543)

- | | |
|--|--|
| 1. President: Jacob Bruce – Present | 6. Trustee: Kyle Knobel – Present |
| 2. Vice President: OPEN - Select Option | 7. Trustee: Dalton Lagerwey - Present |
| 3. Secretary: Maelissa Knobel – Present | 8. Trustee: OPEN – Select Option |
| 4. Treasurer: Chanel Lagerwey - Present | 9. Trustee: OPEN – Select Option |
| 5. Trustee: Greg Nelson – Present | |

Homeowners Present: Brian, Hannah, Marty and Adam

Special Requests from Homeowners: No special requests currently

Treasurer report:

1. Review and Approval of July Financials
 - a. 156 lots are current on dues, 45 lots are still outstanding, 6 lots on a payment plan, 14 properties with an outstanding balance of \$1000 or greater.
 - b. Motion to approve Financials
 - i. Maelissa motions, Kyle seconds, all those in favor, none opposed.
2. Community Violations Update
 - a. Need to review with new board members
 - b. Nuisance fine paid and others in process of being paid. Chanel will send over one that hasn't been logged in with Michelle.

New Business:

1. Approval of June Meeting Minutes
 - a. Jake Motions to approve minutes, Greg seconds, all in favor, none opposed.



Ongoing Business:

1. Gate:

- a. Maintenance recurring discussion
 - i. (Kyle) Gate maintenance inspection update - No issues noted at this time for the gate. The camera system needs to be reviewed and see if we can auto purge data after a specific period, so we do not have to do the manual wipe data on a monthly basis.

2. Property Management

- a. (Jake) Gate Remotes
 - i. No action needed at this time
- b. (Jake) Homeowner Welcome Baskets
 - i. No action needed at this time
- c. (Maelissa) Delinquency Update and Next Steps
 - i. Action has not been completed yet – Maelissa will connect with Michelle on new process and work with new attorney to get the liens filed.
- d. Reserve Study
 - i. We should rely on the reserve study provided to give a roadmap on what will be needed in the future. We would like to engage the community around the findings and get the community's opinion on which options they prefer. The best time to discuss would be during the next annual meeting – we can have a professional in attendance to explain in detail the findings and what is required.
- e. Governing Document updates for RCW 64.90
 - i. We will revisit this topic in future meetings, we have time to plan on this.

3. Board Members:

- a. The board received a resignation letter from Chanel and Dalton Lagerwey, they will no longer be on the board effective 8/21/24.
- b. Supplies need to be collected from Dalton and Chanel
 - i. Chanel will drop off items to Maelissa for collection
- c. Hannah has expressed interest in joining the board
 - i. She wants to bring a sense of community back to the neighborhood
 - ii. Maelissa makes a motion to accept Hannah as a trustee, Jake seconds, all in favor, none opposed.
- d. Brian has expressed interest in joining the board
 - i. He wants to keep the community running smooth and have a safe and clean community to live in.
 - ii. Jake motions to accept Brian as a trustee, Greg seconds, all in favor, none opposed.



- e. Any pre-planned absences for the September 18th Meeting?
 - i. No planned absences currently.

4. Dam/EAP:

- a. (Jake) Any update on a new engineer for next steps on the dam repair? Jake has not been able to get commitment from any companies currently. (30k preapproved for engineering from the prior meeting). Jake will continue to look for new engineers. Likely the timing will be next summer with the unexpected issues.

5. Amenities

- a. Parking Passes
 - i. The third round of parking passes have been mailed out and the Master log of properties has been uploaded to Dropbox.
- b. Maintenance
 - i. (Jake) Discussion on road maintenance
 - 1. The dike needs to be cut back again to the water line, trees around the lake park need trimmed back, and the walking path by the lake needs trimmed back to allow access through it.
 - 2. We have no confirmed date to have the drainage ditch installed with rock at the gate. The person who stated they will do it has not solidified plans.
 - ii. (Jake) Marty did not purchase the enclosure for behind the shed to keep outdoor community items secured. The items were not in stock at time of attempted purchase, Marty will still purchase the supplies with Kyle and Brian offering to help.
 - iii. We need to have the lake skimmed at some point as the vegetation is out of control. This will be a huge project that will require multiple people and multiple days to complete.

6. Communications and Follow-up

- a. (Maelissa) Email
 - i. No action needed at this time
- b. (Maelissa) Website
 - i. Everything is up to date
- c. (Maelissa) Calls
 - i. Nothing outstanding currently
 - ii. Maelissa will take on monitoring the calls
- d. (Maelissa) Document Retention
 - i. All files have been uploaded to Dropbox



Items needing reviewed at a later meeting:

- Second Gate programmer training
- Upgrade the shed to accommodate community items or a community building in track B
- Trail camera installation/discussion
- Movie night

Meeting adjourned by: Jacob Bruce at: 7:37 pm