

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

Meeting Minutes from August 18th, 2010

Meeting was held at Granite Falls Fire Station 86

Meeting called to order at 6:38 PM by President Vicki Jans - In attendance was President Vicki Jans, Vice President Susie Martin, Secretary/Treasurer Annette Blandino and Board of Trustees Kevin Hayes, Hal Newell and Larry Parent. Absent was Board Member Warren Rainville due to family illness.

The August Meeting Minutes were read. Kevin Hayes makes a motion to accept the minutes as read, with no corrections. Susie Martin seconds the motion. All were in favor.

Treasurer's report: Secretary/Treasurer, Annette Blandino read the August 2010 financial report. Kevin Hayes makes a motion to accept the report as presented, Larry Parent seconds the motion, and all are in favor.

President's report: No report

Vice Presidents report: No report at this time

Secretary's report: Secretary/Treasurer, Annette Blandino read a brief synopsis of the letters, emails & correspondence that RSCC has sent and received since our last meeting. None required Board action.

Special Committees:

Gate & Dam: The gate is currently functioning properly. It was discussed that it would be best to hold off on changing the gate codes until next year. The vote on the Ancillary Drain bids was tabled for the 3rd month in a row in order to accommodate another company who is supposed to provide a bid.

Roads & Culvert: It was discussed that the culvert was finished, and Tim Bailey was finally paid pending the final inspection. Larry Parent reviewed the bids he had obtained for the speed bumps from 4 different companies. The board decided to accept the bid submitted by Fidalgo Paving for installing 6 speed bumps in various high traffic areas of the community where speeding is an ongoing issue. Also included in the cost for the project, was the additional cost for installing posts, where/and as needed, next to the new speed bumps to keep motorists from driving around the speed bumps. The board decided to schedule a time to walk through the various sites that were proposed for the new speed bumps prior to the installation. Kevin Hayes suggested that no speed bumps be placed in front of any board member's property because of conflict of interest. It was also decided to not place the speed bumps in areas that would be hard to negotiate in snow and ice. Susie Martin made the motion to accept Fidalgo Paving's bid, Annette Blandino seconded and all were in favor.

Parks & Common Areas: Susie Martin reviewed the various bids she obtained for tree removal. It was suggested we move forward as soon as possible to avoid the Fall wind storms. The board decided to authorize the funds to remove three of the dangerous/problematic trees using Bailey's Tree Removal Service (not related to contractor Tim Bailey). Kevin Hayes makes a motion to accept Bailey's Bid and Vicki Jans seconds the motion. All were in favor. The current Burn Ban was discussed and it was suggested that once the ban is lifted, we should gather for a fun Fall Bonfire. Vicki Jans suggested that in the future we look into doing some tree re-planting to replace trees that are removed.

Community Information: Annette reported that she needs ideas for the Oct. Newsletter. Vicki Jans suggested we remind motorists once again to drive cautiously when school is back in session, especially near the bus stops.

Welcome: Annette shared that she is watching two homes closely for the new residents to move in. Welcome packets are on hold until Escrow closes.

Special Events: The BBQ Picnic was planned. Larry volunteered to bring some sawhorses and lumber for tables. Annette volunteered to do the shopping. Hal is donating a B-B-Q and will once again serve as the grill master. The board will meet at noon for the initial set-up.

Volunteers: No report

Unfinished business & General orders:

Entrance Update – Larry Parent came prepared with bids for the new section of entrance fencing. He then advised the board that he is able to weld and fabricate a new section of metal fencing costing less than the bids he obtained. Kevin Hayes made a motion to accept the bid from Larry Parent to fabricate the fencing in-house, for an amount less than fencing companies bids. Susie Martin seconds the motion and all were in favor.

Security Gate Cameras – The new security cameras and cable are here and all that is needed is to rent a lift and to find the time for a crew to install the cameras..

ByLaws Revisions – The email from the property attorney was discussed, and to complete the review and re-write of the Bylaws the attorney would like to meet or speak to the board. It was discussed that the board has earmarked a substantial amount for Legal fees within the budget.

Liens and collections – A lengthy discussion was held focusing on the collection of bad debts owed to the community. Annette shared that she had filed liens on behalf of the Association on 15 delinquent property owners. It was noted that the outstanding debts owed to the community is in excess of \$32,000.00. Also noted was the fact that there are currently several empty abandoned foreclosed properties which are impossible to collect past due debts from. Only transfer fees can legally be recovered on foreclosed properties which are bank-owned. The balances of those bad debts have to be written off. Kevin Hayes suggested that we send out letters to delinquent property owners, stating that within 60 days their accounts would be turned over to a collections agency, which would be recorded on the debtor's credit rating. Then it was suggested we change the grace period to 30 days. It was decided that the recovery of part of the past due debt, was better than recovering none of the past due debt. Susie volunteered to make some phone inquiries to Collection Agencies to see how much of the debt they keep for their services, after recovery.

Public Comments: none

Meeting is adjourned at 7:55 PM by Vicki Jans