

Rainbow Springs Community Club, Inc.
P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683
Board of Directors Virtual Meeting Minutes
August 18th, 2021

Meeting called to order by: Jacob Bruce at 6:41 PM.

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

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

Minutes taken by: Maelissa Knobel

Homeowners Present: Jodi Granger

Special Requests from homeowners: none

Treasurer report:

1. Approval of July Treasurer report – McPhersons sent via email
 - a. Greg motions to approve, Jake second, all in favor.

New Business:

1. Approval of July meeting minutes
 - a. Greg motions to approve, Jake seconds, all in favor
2. Road Access Contract Draft Update
 - a. (Greg) Review draft sent to attorney and have discussion on road-only fee structure
 - b. Emily will write up a contract to have on file for future reference
3. Brush and Tree Cutting Notice Discussion
 - a. (Jake) Several lots have foliage that is extending over the road too far.
 - b. Should have a prefilled template created previously, Jake will send out notices.
 - c. Tim motions, Maelissa second, all in favor

Unfinished Business:

1. **Gate:**
 - a. Yellow pole guard repair update
 - i. (Jake, Marty, Kyle) Have not had time to review, will work on this during August.
 - b. Automatic Gate company came out to inspect the sound when the gate is in operation, the gate is appropriately operational with no issues, no way to avoid the noise outside of regular maintenance.

- c. Inquired with automatic gate on the options for phone line service, nothing prevents us from changing. We can shop around for another provider.

2. **Dam/EAP:**

- a. (Jake) Did we receive next steps from SEPA?
 - a. Form had an error of some kind that needs corrected and resubmitted, Jake will review and resubmit.
- b. (Jake and Marty) Discussion on work party equipment for Dam office requirements
 - a. Work Party is scheduled for 9/25 at 10:00am
 - b. At some point we need to rent a few pieces of equipment for community maintenance prior to winter months in October.

3. **2021 Bi-Law Revision's**

- a. (Maelissa and Greg) Reschedule kick off meeting from 8/11 to 9/1?
 - i. Diana Roe, Kim, and potentially Jodi expressed interest in joining the committee for the neighborhood.
 - ii. We should put out notification at the gate, social media and newsletter asking for input on by laws with a due date of 10/1. Feedback will be provided to Greg and he will work with the committee on the changes. Mikki a community member will own this.

4. **Amenities**

- a. (Maelissa) Gazebos – Sherry hasn't had time to look for the receipts yet to exchange the initial gazebos purchased
- b. (Jake) Parking Passes – Any outstanding new requests for passes? Do we retroactively send to those who have paid last years dues or handle as they come in?
 - i. Jake will get the stickers mailed out to the attached homeowners that have paid last years dues

5. **MacPhersons Property Management**

- a. (Jake) Were the BECU Check Images ever provided?
 - i. Separate email with check images never received, will follow up with BECU later.
- b. (Maelissa) Update/Progress on Div. 1 lot 89, Deutsche Bank?
 - i. Company still hasn't responded to action being taken; property is still incurring daily fines with a balance more than 10,000.
- c. (Tim) Report of new homeowners – Sent via email
 - i. Maelissa gained access to the community laptop and will search for the documents to add to the welcome baskets
 - ii. Maelissa will send Tim the rules and regulations, create a one pager with where they can find information with a disclosure to request hand copies if needed.
 - iii. Jake will provide Tim a shed key

6. **Communications and Follow-up**

- a. Email
 - i. (Maelissa) Three outstanding balance forward inquiries that haven't been able to be researched because no laptop access.

- ii. Maelissa got into the laptop and will research in QuickBooks/paper totes
 - iii. Asked homeowners to provide proof of payment and will research if needed.
 - b. Website
 - i. (Maelissa) Board members, events, and meeting minutes have been updated
 - ii. No changes needed
 - c. Calls
 - i. (Marty) Any new calls that have not been worked?
 - ii. None that have been provided

7. Community Roads

- a. (Jake) Timeline and action steps for road repair
 - i. The company to do roads will be here on Friday the 27th to complete needed road maintenance. They will crack seal the neighborhood and fix the three holes and sink hole going down to the river.

Items to be discussed at a later meeting:

- Cloud Storage vs Brick Storage
- Second Gate programmer training
- Emergency access road
- Review for Renew MMM Mowing Contract

Meeting adjourned by: Jake Bruce at 7:41 PM.