

Rainbow Springs Community Club, Inc.
P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683
Board of Directors Virtual Meeting Minutes
August 17th, 2022

Meeting called to order by: Jacob Bruce at: 6:36 PM.

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

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

Minutes taken by: Tim Atkinson

Homeowners Present: None

Special Requests from homeowners: None

Treasurer report:

1. Approval of July Financials report – McPhersons sent via email
 - a. Jake makes a motion to approve, Greg seconds, all in favor.

New Business:

1. Approval of July Meeting Minutes
 - a. Jake motions to approve, Tim seconds, all in favor.

Unfinished Business:

1. **Gate:**
 - a. Proactive maintenance
 - i. No issues identified during inspection
 - b. Gate Remotes (Tim)
 - i. Included in the packet from McPhersons
 - c. Community Yard Sale 8/26-8/28, gate needs to be scheduled open during the day.

2. **Property Management**

- a. (Tim) Report of new homeowners
 - i. Included in the packet from McPhersons.
 - ii. Current on deliveries
- b. (Marty) Confirmation of completion regarding nuisance property.
- c. (Jake/Greg) Discuss and vote on collections policy.
 - i. Greg motions to approve, Marty seconds, all in favor.

3. **Board Members:**

- a. One remaining position is open, treasurer.
 - i. No updates

4. **Dam/EAP:**

- a. Dam Discussion
 - a. (Jake/Marty) Annual dam inspection is coming due, Marty will complete.

5. **Amenities**

- a. Kyle and Tim working on the Community light install
- b. Parking Passes
 - i. (Tim) All remaining passes for members were mailed out.
 - ii. We will review regularly.
- c. (Jake) Update on bid to remove trees by the river?
 - i. The bid will be emailed to the board.

6. **Communications and Follow-up**

- a. Email
 - i. (Maelissa) Email is up to date, no special requests.
 - ii. One member requires follow up regarding road access fees
- b. Website
 - i. (Maelissa) Website is up to date.
- c. Calls
 - i. (Marty) None outstanding
- d. (Greg) By Law Revision next steps
 - i. Jake motions to approve, Margaret seconds, all in favor.
 - ii. (Greg) Will be filed after receiving wet signatures this upcoming week.
 - iii. Greg will provide a simplified and consolidated version.
- e. (Margaret) Violation letter follow up
 - i. All violation letters were sent out as of 8/26/22.
 - ii. Follow up letter mailed to violator requesting additional details

Items needing reviewed at a later meeting:

- Cloud Storage vs Brick Storage
- Second Gate programmer training
- Emergency access road
- Changing Phone service provider
- Hot tape for speed bumps
- Bus Shelter Installation
- Playground Installation and next steps
- Upgrade the shed to accommodate community items or a community building in track B
- Community Roads
- Additional camera installation

Meeting adjourned by: Jacob Bruce at: 7:28 PM.