

Rainbow Springs Community Club
P.O. Box 388 Granite Falls, WA 98223
360.691.2683

Minutes from the Feb. 20th, 2019 Rainbow Springs Board of Directors Meeting

The Feb. 20th, 2018 Meeting of the Board of Directors was held at the Granite Falls IGA Café. The business meeting was called to order by President Vicki Jans at 6:29 PM. Also, in attendance was Vice President John Angell, Secretary Kevin Hayes, Treasurer Kenny Jans, Trustees; Amanda Farmer, Pete Weinert, Susie Martin and Business Ops, Annette Blandino, Absent but excused, was Marty Schoos and Amanda Bruce, also present was community members Greg Nelson

New Business, Public Comments and Special Requests: The BOD decided to have their Annual Budget Workshop in March at Omega Pizza (at members expense) at 6:30 PM to review the Annual Profit and Loss Statements and create a budget proposal based on those amounts. and recommendations from the CPA to establish a reserve fund.

Since so many complaints came in during the snow incident of ATV rules violators, the board decided to send those who have been identified by witnesses a Rules Violation Letter. Five specific violators have been identified by multiple witnesses.

Since our previously contracted Snow Removal company failed to prioritize our community, Marty has lined up a new local guy and sent that information to the board members.

Complaints came in about the newly re-opened bypass path between Blue Spruce and Rainbow Springs. The board has tabled action at this time. Kevin wants to walk the site with Blue Spruce President John Postlewait. It was reported that Joan Deigert has still not returned all of the property taken from Rainbow Springs. She has built a pond on our property.

President's Report: Vicki received an email from the CPA and would like to include it in the Annual Shareholders Business Report.

Vice President's Report: No report at this time.

Business Ops: The Meeting Minutes for the Jan. 16th 2019 BOD Meeting was reviewed. A motion was made by Kevin Hayes to accept the minutes, Kenny seconded the motion, and all were in favor. The Profit and Loss statement for Feb. 2018 was reviewed. The current Banking Account Balance sheet was provided to board members. And also examined. The debt collection list was reviewed, and the board decided which accounts should be sent to collections. A motion to accept the Feb. 2019 financial reports was made by Kevin Hayes, the motion was seconded by Vicki Jans, all were in

favor. The back-up flash-drive of all financial records was handed off to the Vice President. And the financial records, bills, checks, deposits and bank statements were handed off the President Jans and Kenny Jans for additional oversight.

Correspondences and Communication: The Communication to and from the association was reviewed. None required Board action.

Committee Reports:

Regarding the Dam and Lake: Kevin Hayes updated the Board on the Dam Repair Project. Icicle Creek Engineers are sending out a Geotechnical Firm to do core samples to determine the substrate. An Additional payment is needed to complete the studies and prepare a report with repair options outlined. It was determined that a special assessment of \$100 per lot was needed to complete the studies and reports. It is the goal to have the reports for presentation at the Annual Shareholders Meeting. It was discussed that removing the lake, as some have suggested, is not a viable or legal option. The property owners around the lake enjoy the benefits of owning lake frontage that impacts their property values. Their property has to be protected. It was also noted that the lake is a protected Eco system that is protected and regulated by the Department of Ecology state laws. Not repairing the Dam is not an option. A motion to collect a \$100 per lot assessment was made by Kenny Jans and seconded by Kevin Hayes. Kevin offered to write a letter of explanation to accompany the special assessment. There was concern expressed that people are generally slow in paying assessments and that could delay the report from the engineers.

Regarding the gate: Kevin reported that the gate has been blowing fuses and he will try to reset the relays.

Regarding Roads: The pothole on 167th is growing and needs to be filled as weather allows. Complaints are coming in and no volunteers have offered to repair it. Annette will repair it when the rain stops.

Regarding the Parks and Common areas: Most of the failing trees that were identified by the Arborist were found to be the responsibility of the lot owners. A few at the Lake Park are dead and dying but removal is not feasible at this time due to financial constraints. The tree issue is tabled for now.

Regarding Community Information:

Newsletter: Nothing at this time. John A. suggested an article to highlight what could realistically be expected in regards to ice and snow conditions o roads that impede drivers without 4 wheel drive or AWD.

Welcome Packs: It was reported that one welcome pack was delivered. And two escrows are underway.

Unfinished Business & General Orders: Kevin Hayes reported an official end to the Adverse Possession case and because we worked with Blue Spruce who completed all the surveys and hired an attorney, the case will cost Rainbow Springs \$7,371.00, because Kevin was able to work with the attorney from Blue Spruce. The case cost \$25,000 for Blue Spruce.

It was reported that the people in violation with county laws outlined in Assistance Bulletin #53 and RS Rules and Regs. Are still in violation in spite of Letters, fines and efforts for them to comply. The absence of funds due to 2 other legal actions still not completed, is keeping us from enforcing the rules.

Andy's Lawn Service was employed to clear the easement on Div. 2 Lot 62 after lot owners did not comply with that request. The charges for that service will be added to their Assessment.

The people on 119th who have been dumping garbage in Track B have yet to clean that area up. Marty will check on the condition of Track B. A letter was sent to the violator and he has been warned of possible fines.

At 7:40 Kevin moved that the regular meeting be recessed to go into an executive session to discuss ongoing pending legal matters. At 7:56 the executive session was adjourned, and the board went back into regular session. At 7:56 the regular session was adjourned by President Jans.

| | |
|-------------------------------|---------------------------------|
| _____ President | _____ Vice President |
| _____ Secretary | _____ Treasurer – |
| _____ Trustee Marty Schoos | _____ Trustee – Pete Weinert |
| _____ Trustee – | _____ Trustee |
| _____ Trustee – | |