

Rainbow Springs Community Club, Inc.
P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683
Board of Directors Virtual Meeting Minutes
February 15th, 2023

Meeting called to order by: Jacob Bruce at: 6:38pm

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 - Absent |
| 3. Secretary: Maelissa Knobel – Present | 8. Trustee: Tina Dingman – Absent |
| 4. Treasurer: Open | 9. Trustee: Brian Warr – Absent |
| 5. Trustee: Greg Nelson – Present | |

Minutes taken by: Maelissa Knobel

Homeowners Present: Adam Bogart and Hagen Tidwell

Special Requests from Homeowners: None

Treasurer report:

1. Approval of December Financials report – McPhersons sent via email
 - a. Motion to approve by Jake, second by Greg, all in favor.

New Business:

1. Approval of January Meeting Minutes
 - a. Motion to approve by Jake, second by Kyle, all in favor.
2. Confirmation of specifics for annual budget workshop
 - a. Playa Bonita 2/25/23 @11:00 am
 - b. Maelissa will bring the budget worksheet and annual package for everyone.
3. Begin Discussion for Annual Meeting
 - a. Date, Location, Community Communication, docs needing sent and by when, etc.
 - i. Granite Falls Eagles Club – 4/22/23 @ 11:00am
 - ii. Jake will connect with Michelle to attend for any financial questions
 - iii. Specific tasks will be solidified at the budget meeting (30 days min to be posted)
 - iv. Jake will look for signage to post at the gate – Maelissa to adjust the dates

Unfinished Business:

1. Gate:

- a. Recurring discussion
 - i. (Tim) Gate Remotes - Included in the packet from McPhersons
 - 1. Jake will connect with Tim to review remote inventory to determine if we need to order more
 - ii. (Jake/Greg) Maintenance and servicing
 - 1. Are cameras working? Maelissa will send Greg the online user manual to review and confirm
- b. (Jake) Have new locks been purchased/installed?
 - i. Yes – purchased and installed
 - ii. Jake will collect keys from prior board members and distribute to the new board members and Greg
- c. (Greg) Follow up on decision to upgrade service with Zipler
 - i. The ability to wire would be challenging and require new lines to be installed. If we move to a cloud based plan, we would have a monthly fee that would be added in addition to the extra charge for internet at the gate.
 - ii. We need to determine how Zipler would complete the work and confirm the access would be what we needed. Once we review and ratify our budget we will proceed forward if the budget allows.

2. Property Management

- a. (Tim) Report on new homeowners - Included in the packet from McPhersons.
- b. Collections
 - i. Collections Policy is implemented effective January; confirmation received from MacPhersons

3. Board Members:

- a. Margaret Resignation
- b. Brian Resignation
- c. Tim Resignation
 - i. Reassignment of violation management responsibilities
 - ii. Violation Letters – Marty will own this
 - iii. Welcome Basket – Need to confirm at next meeting
 - iv. Parking Passes – Adam will own passes, Maelissa to help
- d. Discuss Backup for meeting minutes notes when Maelissa unavailable
 - i. Greg will be the backup
- e. Any new members express interest in joining?
 - i. Adam Bogart has expressed interest in joining the board
 - 1. Maelissa makes a motion, Jake seconds, all in favor.
 - ii. Hagen Tidwell has expressed interest in joining the board
 - 1. Maelissa makes a motion, Greg seconds, all in favor.

4. **Dam/EAP:**

- a. Recurring discussion
 - i. (Jake/Marty) Any interest from bidding website?
 - 1. No updates to discuss at this time

5. **Amenities**

- a. Parking Passes.
 - i. (Tim/Maelissa) Discussion on parking pass alternative for 23/24
 - 1. Quote provided to board by email for QR Code system – We will not move forward with this option at this time.
 - 2. Add verbiage to the annual meeting announcement addressing that parking passes will be mailed out on the 1st of the following month after receiving payment.
 - a. Marty makes a motion to approve the new process, Greg seconds, all in favor.
 - 3. Maelissa to proceed with the same sticker process as years prior with minor adjustments.

6. **Community Roads**

- i. Jake is getting a quote for road repair, 11 identified areas needing addressed.

7. **Patrol and Enforcement of traffic laws**

- i. We will grant access to the Snohomish County Police Department to patrol/enforce county and state laws without the need of board attendance or approval.
 - 1. Jake motions to approve, Maelissa seconds, all in favor.

8. **Communications and Follow-up**

a. **Email**

- i. (Maelissa) Emily is researching property in question regarding road access fees and will provide status and next steps upon completion
- ii. Maelissa to send an email communication to all new board members and property management with updated members and contact information.

b. **Website**

- i. (Maelissa) Website to be updated with new board information

c. **Calls**

- i. (Marty) Any action required?
 - 1. Community members have stated that the voicemail is full and unable to leave messages.
 - a. No new messages are in the system needing a response. The board member called and tested and found no issues.

d. **Violation letters**

- i. Status update for letters, follow up and fines?
 - a. Marty to research who has and has not received violations and what step they are on.

Items needing reviewed at a later meeting:

- Cloud Storage vs Brick Storage
- Second Gate programmer training
- Emergency access road
- 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
- Potential gate removing walk in access from front gate, exit only walk through

Meeting adjourned by: Jacob Bruce at: 8:23 pm