

Rainbow Springs Community Club, Inc.
P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683
Board of Directors Virtual Meeting Minutes
February 16th, 2022

Meeting called to order by: Jacob Bruce at: 6:32 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 - Present | 8. Trustee: Margaret Warr – Present |
| 4. Treasurer: Open | 9. Trustee: Brian Warr – Present |
| 5. Trustee: Greg Nelson - Present | |

Minutes taken by: Maelissa Knobel

Homeowners Present: One new resident joined to observe meeting, no special requests.

Special Requests from homeowners: No special requests

Treasurer report:

1. Approval of November Financials report – McPhersons sent via email
 - a. Maelissa motions to approve, Greg seconds, all in favor
2. Approval of December Financials report – McPhersons sent via email
 - a. Maelissa motions to approve, Marty seconds, all in favor
3. Approval of January Financials report – McPhersons sent via email
 - a. Maelissa motions to approve, Greg seconds, all in favor

New Business:

1. Approval of November Meeting Minutes
 - a. Maelissa motions to approve, Jake seconds, all in favor
2. Annual Meeting Planning
 - a. Saturday April 30th 2022
 - b. Jake will speak with the Eagles in town and inquire if we can hold the meeting there.
 - c. Greg will own the content, mailers, and recommended edits.
 - d. Budget Review process and mailing
 - e. Tasks and assignments needed will be solidified in the March BOD Meeting
3. Court Status (Maelissa and Jake)
 - a. Awaiting the final response from the judge within 7 days
4. Insurance Renewal

- a. Marty will go through the renewal process
5. Community Entrance
- a. While plants are dormant, should we want to install a drainpipe and gravel? The area needs to be maintained and could improve entrance curb appeal.
 - b. Maelissa makes a motion to approve a budget not to exceed 2,000 to upgrade the front entrance, Marty seconds, all in favor.

Unfinished Business:

1. Gate:

- a. Gate Status Update
 - i. No update on the replacement wheels from Greg currently. Greg discontinued the wheel discussion with the gate company to simplify communications through Kyle only.
 - ii. To make the gate re-operational we need to fix the motor. The gate company provided two options - 1: self-service completion 2: gate company to replace the entire box assembly.
 - 1. If we need to upgrade the motor, can we request an updated quote to add the ocular strobe sensor for emergency vehicle access.
 - 2. Marty motions to approve Kyle to purchase up to \$7500 for new motor assembly including sensor installed, Greg seconds, all in favor.
- b. Gate Remotes (Jake)
 - i. No new remotes needing delivered for 11/14/21-2/12/22
 - ii. Tim to take an inventory and let us know when we are down to one box and need to order more.

2. Board Members:

- a. 1 remaining position is open, treasurer.
- b. Homeowners who have expressed interest in joining the board.
 - i. Benita expressed interest

3. Dam/EAP:

- a. Dam Discussion
 - a. Jake spoke with Icicle Creek to come out and bid for the needed work. He is also shopping around for various bids with the appropriate insurance coverage. The goal is to have some bids by the annual meeting.

4. 2021 Bi-Law Revision's

- a. Updates on status (Greg)
 - i. There was 1 community participant during the workshop meeting, total of 3 people reviewing. Greg will type up a summary of the recommended changes and will send to the attorney for review. Once we hear back on the attorneys' recommendations, next steps would be hold it to a vote at the annual meeting.

5. Amenities

- a. Community Landscaping Decision Review
 - i. Jake spoke with the lowest bid for the landscape cleanups, to do everything but mow was \$2000+ tax. We asked for an additional quote to clean the underbrush in the woods by the lake and are awaiting a response.
 - ii. We would benefit from a twice a year cleanup with regular upkeep.
 - iii. Reviewed Nov meeting minutes and previously voted on and agreed not to exceed \$4300 budget for cleanup
- b. Community Playground
 - i. Thinking through location and the potential of using track B. Jake will provide additional updates later.

6. MacPhersons Property Management

- a. (Maelissa) Update/Progress on Div. 1 lot 89, Deutsche Bank?
 - i. We need to get the attorney information to discuss next steps.
 - ii. Marty motions to approve collection efforts with anyone that is 850.00 or more past due in payments, Kyle seconds, all in favor.
 - iii. Maelissa will connect with Michelle on the above items
- b. (Tim) Report of new homeowners
 - i. 5 welcome baskets needing delivered – sent via email

7. Communications and Follow-up

- a. Email
 - i. (Maelissa) Homeowner expressed concern over balance forward, McPhersons unable to answer as prior to transition. Maelissa will set time with homeowner to review.
- b. Website
 - i. (Maelissa) Board members, events, and meeting minutes have been updated.
- c. Calls
 - i. (Marty) Any new calls that have not been worked?
 - ii. Potential homeowner looking into purchasing a vacant lot. She is requesting to build and live in her trailer during construction. She is requesting an exception permit to have the trailer on her property more than 90 days.
 - iii. Marty makes a motion to approve the exception permit from 90 days to 6 months with stipulations with monthly forward progress, not to exceed 18 months. Greg seconds, all in favor.

8. Community Roads

- a. Discussion on what actions to take this year.
- b. Wait until the budget is finalized and reengage discussion.

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
- Changing Phone service provider
- Hot tape for speed bumps
- Bus Shelter Installation
- Playground Installation and next steps
- Community road resealing after dam work
- Upgrade the shed to accommodate community items or a community building in track B

Meeting adjourned by: Jacob Bruce at 9:19 PM.

Transitioned to an executive session, held from 8:52pm – 9:19pm.