



## Rainbow Springs Community Club, Inc.

P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683

Board of Directors Meeting Minutes

February 21<sup>st</sup>, 2024

**Meeting called to order by: Maelissa Knobel at: 6:34 pm**

**Minutes taken by: Maelissa Knobel**

**Roll Call:** (Virtual Meeting on Zoom: Recurring Meeting ID #758 7388 5543)

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| 1. <b>President:</b> Jacob Bruce – Present       | 6. <b>Trustee:</b> Kyle Knobel – Present     |
| 2. <b>Vice President:</b> Marty Schoos - Present | 7. <b>Trustee:</b> Steven Young - Present    |
| 3. <b>Secretary:</b> Maelissa Knobel – Present   | 8. <b>Trustee:</b> Dalton Lagerwey – Present |
| 4. <b>Treasurer:</b> Gaf Siddique - Present      | 9. <b>Trustee:</b> OPEN – Select Option      |
| 5. <b>Trustee:</b> Greg Nelson – Present         |  |

**Homeowners Present:** Ivy Houghton

**Special Requests from Homeowners:** What is being done with the unwelcome guests? Our Nuisance rule will hold homeowners accountable, and no trespass options can be exercised as appropriate.

### **Treasurer report:**

1. Review and Approval of December Financials – provided to board electronically
  - a. Maelissa motions to approve, Jake seconds, all in favor.
2. Review and Approval of January Financials – provided to board electronically
  - a. Maelissa motions to approve, Greg seconds, all in favor.

### **New Business:**

1. Approval of January Meeting Minutes
  - a. Maelissa motions to approve, Jake seconds, all in favor.
2. Approval to accept proposed budget
  - a. Maelissa motioned to approve, Marty seconded, all in favor.
3. 2024 Easter Egg Hunt
  - a. March 30<sup>th</sup> at the lake park
  - b. Maelissa will create a FB post and Kyle will update the gate sign.
4. Annual Meeting
  - a. Meeting reservation confirmed for the Eagles Club, 4/27/24 for 11:00am.
    - i. Mailers
      1. (QR) Proposed Rule Changes
      2. (print) Meeting Announcement
      3. (print) Meeting Agenda
      4. (QR) 2023 Annual Meeting Minutes
      5. (QR) Copy of Dam Bid's



6. (print) Proposed Budget 24/25
7. (QR) Removal of gate call feature letter
8. (QR) Homeowner Financials
- ii. Additional Tasks and Responsibilities
  1. Sargent of Arms, Dalton.
  2. Sign in Sheet, Michelle, and Steve
  3. Presentation will be done by Gaf and Greg
  4. Maelissa has pens and colored voting cards
  5. Maelissa will print documents for the meeting (Financials, Agenda, Proposed Rule Changes, 2023 Minutes, Budget)
  6. Board will arrive at the meeting by 10:15 for set up

### Ongoing Business:

#### 1. Gate:

- a. Maintenance recurring discussion
  - i. (Steve) Gate maintenance inspection update
    1. The chain has been tightened, rolled replaced, and lubed the chain. No new damage noted; however, a new chain needs to be purchased.
    2. Experienced issue with camera system, needs addressed.
- b. DVR/Cameras Software upgrade
  - i. (Jake, Kyle, and Dalton) New cameras will be installed this coming Sunday 2/25. Kyle will get the boom lift and will meet at the gate once the equipment arrives.

#### 2. Property Management

- a. (Jake) Gate Remotes
  - i. No action required at this time; inventory is adequate.
- b. (Maelissa) Delinquency Update and Next Steps
  1. Maelissa followed up with Attorney on 2/18 to see if liens have been filed for all priority properties exceeding limit. The attorney stated that these would be filed this week.
- c. Homeowner Welcome Baskets
  - i. (Marty) Welcome baskets have been prepped and placed in the shed.
  - ii. (Jake) 2/4 have been delivered, the remainder will be delivered this week.
- d. (Marty) Community Violation's
  - i. Letters have been sent to 7 homeowners out of compliance.
  - ii. The board will complete a monthly inspection to ensure any out of compliance properties have been remediated and address any new violations.

#### 3. Board Members:

- i. Special Meeting Held at 11:37am on 2/3/24
  1. Two homeowners emailed expressing interest in joining
    - a. Dalton Lagerwey expressed interest in joining the board as a trustee. Jake motions, Maelissa seconds, all in favor.



- b. Gaf Siddique expressed interest in joining the board as a treasurer. Marty motions, Greg seconds, all in favor.
  - ii. No pre-planned absences for the March Meeting currently

4. **Dam/EAP:**

- a. Secondary New Dam Repair Bid
  - i. (Jake) Reviewed and will add to the annual meeting documents for community awareness

5. **Amenities**

- a. Parking Passes
  - i. New parking passes have been purchased
  - ii. Maelissa will own the monthly distribution process and Jake will assist.
- b. Maintenance
  - i. (Marty/Jake) Mud cleanup at River Park needs to be completed following the flooding. Jake will get a few quotes on a street sweeper and provide to the board for further discussion.

6. **Communications and Follow-up**

- a. (Maelissa) Email
  - i. All communications are up to date
- b. (Maelissa) Website
  - i. Everything is up to date
- c. (Marty) Calls
  - i. No action needed at this time
- d. (Maelissa) Document Retention
  - i. All files have been uploaded to Dropbox

**Items needing reviewed at a later meeting:**

- Second Gate programmer training
- Emergency access road
- Bus Shelter Installation
- Upgrade the shed to accommodate community items or a community building in track B
- Additional camera installation
- Movie night
- Install new signage and playground installation – Spring 2024
- Painting of the speedbumps and Cleaning of community signs
- Possible cell tower installation in Track B

**Meeting adjourned by: Jacob Bruce at: 7:44 pm**