

Rainbow Springs Community Club, Inc.
P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683
Board of Directors Meeting Minutes
January 17th, 2024

Meeting called to order by: Jacob Bruce at: 6:31 pm

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

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

Minutes taken by: Maelissa Knobel

Homeowners Present: Ivy Houghton, Andrea Hemley, Dalton Lagerwey and Alice Noyd.

Special Requests from Homeowners: Discussion on tiny homes being permitted on properties where septic is not possible. A homeowner requested to dispute speeding ticket, asked for accommodation in Feb meeting vs Jan meeting due to personal circumstances.

Treasurer report:

1. (Greg) Provide state of the union on Financials including awareness items etc.
 - a. We are trending positive to the budget set for this year, awaiting YTD data in April.
2. Review and Approval of November Financials – provided to board electronically
 - a. Greg motions to approve, Marty seconds, all in favor.

New Business:

1. Approval of November Meeting Minutes
 - a. Jake motions to approve, Marty seconds, 5 yes, 1 no.
2. Annual Budget Meeting
 - a. When
 - i. 2/3/24 at 11:00am
 - b. Prep and tasks
 - i. Maelissa will print out and bring last year’s budget, budget template for current year and current financials.
 - c. Updates to line items
 - i. We should see if Michelle can be available to attend the budget meeting and the annual meeting – Maelissa will confirm with Michelle once the dates are confirmed.
3. Preparation for Annual Meeting
 - a. Jake will contact the Eagles to see if we can have the space for 4/20/24 for 10:00am.

- b. Need to nail down in Feb Budget Meeting.
 - i. Rule change proposal
 - ii. Mailers
 - iii. Location
 - iv. Tasks etc.

Ongoing Business:

1. Gate:

- a. Maintenance recurring discussion
 - i. (Steve) Gate maintenance inspection update for Nov, Dec, and Jan.
 - 1. All maintenance is current and being completed monthly, no new damage to note.
 - 2. A homeowner mentioned that we should change the gate codes when people sell and new members purchase.
- b. DVR/Cameras Software upgrade
 - i. (Jake and Kyle) Have these been installed or a date set for installation?
 - 1. A boom lift needs to be rented once the weather clears up to install upgraded cameras. The current system is working for the meantime.

2. Property Management

- a. (Jake) Gate Remotes
 - i. No action required at this time; inventory is adequate.
- b. (Maelissa) Delinquency Update and Next Steps
 - i. Update on homeowner's showing delinquent and discussion on next steps
 - ii. 20 homes needing liens filed
 - 1. Maelissa will get the information over to Emily before the end of the month and we will be assessing the attorney fees and lien filing fees.
- c. Homeowner Welcome Baskets
 - i. (Marty) Did you purchase supplies and put pre-made baskets in the shed for delivery?
 - 1. Marty will purchase the supplies this week for at least 10 baskets.
 - ii. (Jake) New homeowner list provided electronically for deliveries
 - 1. 4 current members needing delivered in January, info sent by email.
- d. Past irreconcilable account from prior owners
 - i. The amounts have been corrected to reflect current financials that can be collected on and tracked – Confirmed on most recent financials.
- e. (Marty) Community Violation's – **Postpone until next meeting**
 - i. Update on current violations outstanding

3. Board Members:

- i. Maelissa collected items from Ivy
- ii. Any updates to potential new members?
 - 1. Two homeowner emailed expressing interest in joining
 - a. Dalton Lagerwey expressed interest in joining the board. Jake motions, Maelissa seconds, all in favor.
 - b. Gaf was unable to join this meeting and will join the Feb meeting to be voted on.

- iii. Any pre-planned absences for the February Meeting?
 - 1. No planned absences currently.

4. Dam/EAP:

- a. Annual Inspection
 - i. Maelissa confirmed with Jodi that we were set, no further action required.
- b. New Dam Repair Bid
 - i. (Jake) Review and Discuss
 - 1. Jake will work with the excavating company to get an updated bid prior to the annual meeting that can be presented.
 - 2. Greg will connect with Michelle to start the process of lending options and Marty will be the backup for the process.

5. Amenities

- a. Parking Passes
 - i. (Maelissa) We will need to purchase updated stickers for 2024 in March.
- b. Maintenance
 - i. (Marty/Jake) Was the Installation of 2 stop signs completed? Yes they have been installed.
 - ii. (Marty/Jake) Was the vegetation at the dike cut back?
 - 1. The company quoted \$2500, which was outside the approved amount, but we did not move forward at this time.
 - a. Approval for up to \$1,000 from November Meeting
 - 2. If we do not move forward with having the landscaping company complete, we as board members would have to manually complete the work.
 - iii. (Maelissa) Snowplow asked if we would still be using their services in 2024, Maelissa confirmed.

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 needs to be taken
- d. (Marty) Borrowing against the community
 - i. (Marty) This will be filed with the county this week.
- e. (Marty) Nuisance Rule
 - i. (Marty) This will be filed with the county this week.
- f. (Marty) Update on lien collection
 - i. No update this time – MacPhersons has been advised to contact Emily prior to releasing any information on demand.

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 – Spring 2024
- Playground installation – Spring 2024
- Painting of the speedbumps
- Cleaning of community signs
- 2024 Easter Egg Hunt – March 30th tentatively at the lake park

Meeting adjourned by: Jacob Bruce at: 8:00 pm