

Rainbow Springs Community Club, Inc.
P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683
Board of Directors Virtual Meeting Agenda
July 21st, 2021

Meeting called to order by: Jacob Bruce at 6:39 PM.

Roll Call: (Virtual Meeting via Zoom: Meeting ID #758 7388 5543)

- | | |
|---|---------------------------------------|
| 1. President: Jacob Bruce – Present | 6. Trustee: Maelissa Knobel - Present |
| 2. Vice President: Marty Schoos - Present | 7. Trustee: Kyle Knobel - Present |
| 3. Secretary: Open | 8. Trustee: Tim Atkinson - Present |
| 4. Treasurer: Open | 9. Trustee: Open |
| 5. Trustee: Greg Nelson - Present | |

Minutes taken by: Maelissa Knobel

Homeowners Present: Margaret and Brian Warr, Jodi Granger, and Tim Atkinson

Special Requests from homeowners: here to observe and be engaged

Treasurer report:

1. Approval of May Treasurer report – McPhersons sent via email
 - a. Maelissa motions to approve, Greg seconds, all in favor
2. Approval of June Treasurer report – McPhersons sent via email
 - a. Maelissa motions to approve, Greg seconds, all in favor

New Business:

1. Approval of June meeting minutes – Sent via email
 - a. Marty motions, Jake seconds, all in favor
2. New Board Member Submission Received – BOD to vote in Tim Atkinson as a trustee
 - a. Maelissa motions, Greg seconds, all in favor
3. Treasurer Resignation – Responsibility distribution and discussion
 - a. Need to get the key back, community printer, signs made for community and the amazon credit outstanding – Maelissa will work to get this completed.
4. Fine Schedule Attorney email – sent via email
 - a. Jake will forward request to attorney for next steps and follow up
5. Road Access member requesting parking passes by not part of the HOA
 - a. Road access only, no parking pass options. Greg will draft a contract for proposal to be provided to attorney, Maelissa will send them an email that the attorney will reach out to them for next steps. This form will be utilized in future requests from road access members.
6. Community yard sale
 - a. Maelissa motions, Kyle seconds, all in favor
 - b. Mikki, a homeowner/volunteer will coordinate the community event

- c. Greg will program the date and hours, Maelissa will send to him

Unfinished Business:

1. Gate:

- a. Several homeowners have inquired as to why their call to open function does not work. Should we shop around for other plans that include more numbers than just local numbers?
 - i. We would need to change the phone line provider in order to get this corrected. Greg will send a few emails to see what options are available.
- b. Chirp feature at the gate was corrected and now is working, confirmed with the fire department.
- c. Any damage or next steps needed after the truck lost breaks heading down the hill? Also the person who ran into the yellow guard pole? No damage to the gate from the first incident. There is some damage at the lower part of the control box that could cause issues in the future if not addressed. Jake, Kyle, and Marty will get the required repairs completed.

2. Dam/EAP:

- a. (Jake) Were you able to get ahold of anyone so we can start getting bids?
 - i. Still awaiting next steps from SEPA
- b. (Jake and Marty) Where are we at in the process for the emergency access road?
 - a. No longer required but highly recommended to keep the community safe in the event of an emergency. Table to discuss at a later date.
- c. (Jake and Marty) Email was sent for 2021 annual inspection
 - a. Due in October – grass has to be ankle high all the way around the lake, needs mowed and weeded. We should do another work party and try to get this completed in September, date of 9/25/21 – Maelissa will own

3. 2021 Bi-Law Revision's

- a. (Maelissa) Has anyone expressed interest in joining the committee?
 - i. Diana Roe, Kim, and potentially Jodi expressed interest in joining the committee for the neighborhood. Maelissa can advertise the committee kick off meeting and see how many people show up. This will schedule this kick off meeting on 8/11 at 6:30 pm at the lake park. Maelissa will check to see what can be printed by a company or by Sherry. Jake will engage his wife first. – Rescheduled for 9/1

4. Amenities

- a. (Jake) Did you return the gazebos to Walmart or exchange for the correct ones? See above
- b. (Maelissa) Amazon donation list update – on the website and has items added, anyone can access at anytime.
- c. (Marty) WM trash removal update for bins at both parks
 - i. WM is set up, Marty used his address on behalf of RSCC Clubhouse for summer pickup service. Members have thanked us for the service as well as many

homeowners using the service. We have seen less garbage left at the community areas in result of this service.

5. MacPhersons Property Management

- a. Were the BECU funds added into the new accounts?
 1. Add funds were added except the remaining credit that was to cover additional charges. BECU is sending all the bank statements with check images to ensure that we can reconcile any charges and deposits.
- b. Any update or progress with Div 1 lot 89, Deutsche Bank?
 - i. No update as of yet, Maelissa and Michelle will re-approach.
- c. Monthly Accounts report – Sent via email
 - i. We will be allowing expired passes to be used at the community areas until this process has been completed. Maelissa will put the passes in the shed for now. Maelissa will forward the email requests for passes to Jake.
- d. Report of new homeowners – Sent via email, who can own? There is a box of miscellaneous stuff to deliver to new homeowners. Tim will get these put together for Jake to distribute, Maelissa will send the list. Jake and Tim will work together on this.

6. Communications and Follow-up

- a. Email
 - i. (Maelissa) auto-response has been updated to reflect response times.
 - ii. Who else can help manage?
 1. Maelissa will add Marty and review the filing process
- b. Website
 - i. (Maelissa) list of community tasks have been added to the website
 - ii. Updating board members to be completed by Maelissa. Maelissa will also see if she can link the fb events to the website instead.
- c. Calls
 - i. (Marty) Any new calls that have not been worked? Jake and Greg have taken care of these, no outstanding items.
 - ii. (Marty) Nathan Steen, looking to purchase but has log trucks. Has he been called back?
- d. Annual Dues/Parking Passes
 - i. Greg to review past meeting minutes for clarity on votes.
 - ii. Homeowner stated she was billed for 2020 dues but mailed a money order last July for \$350, need to research.
 - iii. Homeowner is requesting information on why they owe what they owe, needing researched (2-89)
 - iv. Homeowner purchased in 2019 and has a balance forward amount that he is disputing, he mentioned this should have been paid during his closing, needs researched (1-44) – Requesting proof of payment vs substantial research by Maelissa

7. Community Roads

- a. Group discussion on budget number/amendment to repair sinkhole

- i. Jake received a more reasonable budget to complete maintenance as well as overall road repair. Marty makes a motion, Greg seconds, all in favor.
- b. (Jake and Kyle) What bids were obtained to give us a ballpark estimate for sinkhole and road repair? Bid was under proposed budget amount and will move forward with work completed.

Items to be discussed at a later meeting:

- Cloud Storage vs Brick Storage
- Action item list
- Second Gate programmer
- Emergency access road

Meeting adjourned by: Jacob Bruce at 8:31 PM.