



Rainbow Springs Community Club, Inc.

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

Board of Directors Meeting Minutes

July 17th, 2024

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

Minutes taken by: Maelissa Knobel

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 - Absent |
| 3. Secretary: Maelissa Knobel – Present | 8. Trustee: Dalton Lagerwey – Present |
| 4. Treasurer: Chanel Lagerwey - Present | 9. Trustee: OPEN – Select Option |
| 5. Trustee: Greg Nelson – Present | |

Homeowners Present: None

Special Requests from Homeowners: None

Treasurer report:

1. Review and Approval of June Financials
 - a. 149 lots are current on dues, roughly 75% of members. 50 lots are still outstanding, roughly 25% of members. We have 6 members currently on a payment plan and 16 of the 50 properties with an outstanding balance of \$1000 or greater. We have 14 of the 16 that either need a lien or will be moving to lien by September.
 - i. Jake motions to approve, Greg seconds, no opposed.
2. Budget Trending Overview and Update
 - i. No notable items or concerns currently
3. Community Violations Update
 - a. We have a few properties 1-38, 1-39, and Div 1 lots 31-34 that PUD will take care of vegetation cutbacks. They come out every 5-7 years and can come out sooner if needed, they just need to be contacted.

New Business:

1. Approval of June Meeting Minutes
 - a. Maelissa motions to approve June Minutes, Greg seconds, no opposed.



Ongoing Business:

1. Gate:

- a. Maintenance recurring discussion
 - i. (Kyle) Gate maintenance inspection update. Monthly servicing was completed, no issues at this time. We are still having issues with the camera remote viewing, need a second set of eyes to attempt a diagnosis. Maelissa will be the secondary person to attempt to gain access for remote viewing.

2. Property Management

- a. (Jake) Gate Remotes
 - i. No action needed at this time
- b. (Jake/Marty) Homeowner Welcome Baskets
 - i. No action needed at this time
- c. (Maelissa) Delinquency Update and Next Steps
 - i. Maelissa/Chanel will file the liens with the new attorney before the end of July.
- d. (Jake/Marty) Reserve Study
 - i. Discussion on reserve study results and next steps. Greg recommended that we provide the data to homeowners with a few options and get the community's input on how they would like to remediate the need to build our reserve. We discussed the option of discussing during the annual assessment or hosting a separate one-off meeting. The board would like to request a professional join the meeting to best answer inquiries that arise. We discussed the option to have the documents posted to the homeowner portal so we can validate homeownership to the proprietary information. Our goal is to have this meeting no later than October of this year. Greg can help take ownership of this activity in partnership with Chanel.
- e. (Maelissa) Governing Document updates for RCW 64.90
 - i. Initial review is completed, the company would like to schedule a zoom call with someone to answer questions and share the history of the community. The company proposed next Thursday as an option, we will send over an invite for next Thursday at 4:30pm.

3. Board Members:

- a. The board received a resignation letter from Steven Young, he will no longer be on the board effective 7/17/24.
- b. The board received a resignation letter from Marty Schoos, he will no longer be on the board effective 7/17/24.
 - i. Someone needs to take ownership of the phone calls with Marty's departure. Dalton will assume ownership of the phone calls.
- c. We have two trustee positions and a vice president position open currently. Maelissa will post on the website, social media, and at the gate. Marty proposes to spend up to \$100 for gate signage for board members and monthly meetings, Jake seconds, all in favor, no opposed.
- d. Any pre-planned absences for the August Meeting?
 - i. None currently



4. Dam/EAP:

- a. (Marty/Jake) Any update on a new engineer for next steps on the dam repair? We had three companies decline taking on the work, a few that do not have capacity to take the job on and a couple in conversations currently. No actionable traction currently on the 20 companies contacted to complete the work. Marty proposes a budget of up to \$30,000 for reengineering if needed to allow us to move forward with the dam repair, Maelissa seconds, all in favor, no opposed.

5. Amenities

- a. Parking Passes
 - i. The second round of parking passes have been mailed out and the Master log of properties has been uploaded to Dropbox.
- b. Community Parks
 - i. Playground and signage needs installed, Jake have you finalized the installation date? Jake will message the board members before the next meeting to finalize the installation date.
- c. Maintenance
 - i. (Jake) Were the two table replacements purchased? Previously approved for \$300. Jake will order them once the previous ones are removed.
 - ii. (Jake) Discussion on road maintenance
 1. Initial repair in the community has been completed, work was approved for \$10,000.
 2. Following the work repairs a few additional areas were identified that are needing repair. Maelissa motions to complete the remaining repairs up to \$6000.00, Marty seconds, all in favor, no opposed. Jake mentioned that we need to call 811 digs for the repair down by the river.
 - iii. We are going to have a drainage ditch installed by the gate this coming weekend and rock spread in the area. Jake will tell Maelissa when the work is scheduled to be completed and we will post on social media for traffic awareness.
 - iv. Jake makes a motion to allow zipley to come into the neighborhood and talk to homeowners about switching over, Maelissa seconds, 4 opposed, did not pass.
 - v. Painting the speedbumps and cleaning of community signs
 1. Community entry sign was cleaned and looks great thanks to a volunteer.
 2. Did the remainder of the community signs get cleaned? Yes, they did.
 3. Speed bump painting was not completed, will look for volunteers to do now that road repairs have been completed.
 - vi. (Marty) Update on the enclosure behind the shed to keep outdoor community items secured? He sent over two options for the board to consider. Jake motions to approve the purchase and installation of the vinyl fencing not to exceed \$2000, Maelissa seconds, all in favor, no opposed.



6. Communications and Follow-up

- a. (Maelissa) Email
 - i. One complaint from a homeowner about property damage to their shrubbery on the 4th of July as a result from a neighbor's fireworks.
- b. (Maelissa) Website
 - i. Everything is up to date
- c. (Marty) Calls
 - i. There are three calls needing worked at this time
- d. (Maelissa) Document Retention
 - i. All files have been uploaded to Dropbox
 - ii. External brick documents have been added to Dropbox
 - iii. Drop box annual billing of \$120 set up for 3,000 GB of storage as we exceeded the free storage limit
- e. Follow up on document review for new house build and discussion of next steps. During the previous meeting the homeowner asked for an extension until January of 2025. The permits and plans were reviewed and look good, we are ok approving the completion of work not to exceed Jan 2025.
- f. We are in the final stages of the settlement for the Deutsche Bank property, payment is expected within 30 days.

Items needing reviewed at a later meeting:

- Second Gate programmer training
- Upgrade the shed to accommodate community items or a community building in track B
- Trail camera installation/discussion
- Movie night

Meeting adjourned by: Jacob Bruce at: 8:32 pm