

**Rainbow Springs Community Club, Inc.**  
**P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683**  
**Board of Directors Virtual Meeting Minutes**  
**July 20<sup>th</sup>, 2022**

**Meeting called to order by: Jacob Bruce at: 6:34 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 - Absent | 7. Trustee: Tim Atkinson - Present  |
| 3. Secretary: Maelissa Knobel – Present  | 8. Trustee: Margaret Warr – Present |
| 4. Treasurer: <b>Open</b>                | 9. Trustee: Brian Warr – Absent     |
| 5. Trustee: Greg Nelson – Present        |                                     |

**Minutes taken by: Maelissa Knobel**

**Homeowners Present: Shelly Blackwood**

**Special Requests from homeowners: Question on RSCC bylaw regarding water hookups, requesting clarity for sale of vacant land.**

**Treasurer report:**

1. Approval of May Financials report – McPhersons sent via email
  - a. Maelissa makes a motion to approve, Jake seconds, all in favor.
2. Approval of June Financials report – McPhersons sent via email
  - a. Jake makes a motion to approve, Maelissa seconds, all in favor.

**New Business:**

1. Approval of May Meeting Minutes
  - a. Maelissa makes a motion to approve, Greg seconds, all in favor.
2. Address community member complaint regarding dirt bikes riding through the community recklessly. The concerned member notated which home he saw the dirt bikes go to. This is now one of several complaints regarding the same property in violation as well as direct conversations to address from the board in the past.
  - a. Board will be moving forward with a notice.

## **Unfinished Business:**

### **1. Gate:**

- a. Noise complaints and maintenance discussion
  - i. How is the new spray working on the gate for noise reduction?
    1. Front lower bearing is squeaking and should be maintained biweekly to ensure noise level is acceptable.
  - ii. Jake reached out to the gate company to schedule proactive maintenance, already on the calendar.
- b. Gate Remotes (Tim)
  - i. Included in the packet from McPhersons and sent via email from RSCC.
  - ii. Tim has a routine in process to deliver as they come in during the next scheduled date for deliveries.
  - iii. Remote inventory is currently sufficient.
- c. (Jake/Greg) any update on your conversation with the property in question from prior meeting?
  - i. Unable to contact homeowner, will follow up as additional complaints come through.
- d. (Tim) Homeowner out of compliance has not made discussed corrections to property in question, update?
  - i. Homeowner was waiting for better weather; Tim will follow up again prior to notice being sent.

### **2. MacPhersons Property Management**

- a. (Tim) Report of new homeowners
  - i. Included in the packet from McPhersons.
  - ii. Tim has been on top of deliveries and arranges them monthly.
- b. (Marty) Any update on nuisance property next steps? Did you contact the recommended attorney?
  - i. We received a partial payment for fines that have been assessed. The attorney and property management have been in contact to move forward with next steps in the remediation plan.
- c. (Jake) Any update on collections process?
  - i. Received the drafted policy back from the attorney, Greg will review and provide recommendations to the board. Greg will update all the revisions with the county at once to ensure legal filing and simplification.
  - ii. We will vote on the collections policy during the next meeting.
  - iii. Greg will be clearly outlining the unincorporated road access properties are responsible for payment at 50% of current annual dues.

### **3. Board Members:**

- a. One remaining position is open, treasurer.
  - i. No updates

#### 4. **Dam/EAP:**

- a. Dam Discussion
  - a. (Jake/Marty) Any new updates, timelines, or action items needed?
    - i. Jake has another company that he is working with to review the required work and possibly provide a quote. The previous company has decided not to move forward with their bid at this time.
  - b. Emergency access road
    - i. (Jake/Marty) Any update on the permit?
      - 1. This will be a line item for the selected contractor doing the dam repair.

#### 5. **Amenities**

- a. Additions to the River recreational area
  - i. Volleyball nets have been installed, thank you Jake, Marty, and Tim.
- b. Community Light still needs installed
  - i. Tim and Kyle will solidify a date to install. This has been an item for awhile that needs to be completed quickly. We can possibly complete this coming Sunday and will need to rent the required equipment.
- c. Community camera addition discussion
  - i. Additional installation of camera's approved during prior meeting. Timeline of completion or any needed discussion items?
    - 1. We would need to dig a trench the distance the cameras would be up the hill. We will need to rent required equipment, it most efficient to rent and tackle all the items at once.
  - ii. Vote to approve community playground insurance upgrade, cost increase is \$80 per year.
    - 1. Jake makes a motion to approve, Greg seconds, all in favor.
- d. Parking Passes
  - i. (Tim) How did the pick-up turn out?
    - 1. A nice turn out with positive feedback. Any local homeowners should be able to pick up parking passes and mail out any remaining uncollected.
- e. Vote on Landscaping contract, quote sent via email.
  - i. Tim makes a motion to approve, Maelissa seconds, all in favor.
- f. We have a few trees that need to be removed down by the lake. Jake will follow up with a contact who did prior work in the community for a quote. We will review during the next meeting.

#### 6. **Communications and Follow-up**

- a. Email
  - i. (Maelissa) Email from a community member with a news article around unsafe dams in Snohomish County, emailed to board for review/discussion.
- b. Website
  - i. (Maelissa) By-Law revision verbiage, events, and meeting minutes updated.

- c. Calls
  - i. (Marty) Not present to discuss
- d. (Greg) By Law Revision next steps
  - i. (Greg) Are we able to submit the revision electronically through the county?
- e. Violation letter discussion, several properties are needing addressed.
  - i. Margaret will own this process. Maelissa will create an editable template to utilize. We will indicate that they have 30 days to comply prior to fines being assessed, as noted in our fine schedule. We need to provide each property and specific violation to Margaret.
- f. Community work party
  - i. Work party was planned for 6/18/22, how did it go?
    1. We didn't have a large turnout per usual but completed as much as we could during the allocated time and with limited resources.

**Items needing reviewed 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
- Upgrade the shed to accommodate community items or a community building in track B
- Community Roads
- Annual Garage Sale Discussion (end of August)
- Need to plan a work party

**Meeting adjourned by: Jacob Bruce      at: 7:33 PM.**