

Rainbow Springs Community Club, Inc.
P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683
Board of Directors Virtual Meeting Minutes
June 16th, 2021

Meeting called to order by: Jake Bruce at 6:40 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: Open |
| 4. Treasurer: Sherry Lingle – Unexcused Absence | 9. Trustee: Open |
| 5. Trustee: Greg Nelson - Present | |

Minutes taken by: Maelissa Knobel

Special Requests from Shareholders: None

Homeowners Present: None

Treasurer report:

1. Approval of May Treasurer report – Unable to review at this time, treasurer is not present.
2. New homeowner updates - Unable to review at this time, treasurer is not present.

New Business:

1. Approval of May meeting minutes
 - a. Kyle makes a motion to approve, Jake seconds, all parties in favor.
2. Div 2 Lot 26 – written complaint
 - a. We forwarded the complaint to our attorney to review and recommend any next steps.
3. Div 2 Lot 1004
 - a. Homeowners that are not included in the HOA will continue to be required to pay 50% of the annual due amount for road access. The board will consult the attorney on the legal filing of this requirement, Jake to complete. The decision to charge 50% was made by a prior BOD, Greg will review prior meeting minutes to locate this vote.
4. 2021 Bi-Law Revisions
 - a. We will post on social media and the website to ask for a committee to be formed to provide offers and recommendations. An idea was shared to also do this via asked recommendations and community communications. Maelissa will post the request online and see what responses we get for changing the bi-laws. Greg will be the committee chair.

Unfinished Business:

1. Gate Update:

- a. Billing and Distribution of gate remotes
 - i. 11 fob's for new homeowners are needing to be delivered, list was sent via email on 6/9 to the BOD. Maelissa delivered all fobs on the day of the work party.
 - ii. List of homeowners requesting an invoice for FOB's was provided to MacPhersons on 6/9, they will send statements and provide updates as payments are received, we then will need to arrange delivery. We can take turns as the list is provided to complete deliveries. Maelissa will calculate amounts and numbers distributed from the lake park sales and provide to Jake.
- b. Gate operation
 - i. Michelle can arrange the info on new homeowners and provide to the entire board monthly. Greg will use the monthly files to update the gate and master homeowner list. Greg will reach out to Michelle to ensure she knows the process going forward
 - ii. Greg will reprogram the gate by end of week this week to be closed full time now that homeowners have access by code or remote, Maelissa will post the update on social media and the website.
 - iii. Who will be the second person trained on the gate? Table for later date
- c. Fourth gate camera installation
 - i. Kyle or Jake will install the final gate camera this coming weekend.

2. Dam/EAP (Emergency Access Plan) update:

- a. Jake has been reaching out and has been unable to reach the correct person to follow up. Once we confirm the steps are completed, we can proceed forward and obtain a bid for a contractor.
- b. SINKHOLE - 811 dial dig for sink hole, required to locate for the county. We will need to have a budget number for this as well as a contractor to come out and review the area for work items. Kyle will reach out to one of his contacts to determine a bid number for further discussion. Kyle and Jake will also inquire on paving costs for the community (add crack seal)

3. Div 1 Lot 89 Complaints

- a. Michelle is trying to work with the property-owning bank, if they are unable to gain traction we will get the info form their attorneys to identify next steps as well as what options are available through their recommended legal team.

4. Amazon Donation List

- a. This has not been added to website until we get some items added to the list. Maelissa will send the link to the group to add items. Jake/Maelissa to return the gazebo's that were purchased incorrectly and re-purchase the right ones.

5. MacPhersons Property Management

- a. All new bank debit cards were received, Jake will close the checking and savings account and have all items transferred to MacPhersons Property Management for full financial oversight.

6. Transition of responsibilities

- a. Email – Maelissa will set an auto-response with 7 day response timeframe with limited board members and no new volunteers.
- b. Website – Maelissa will add information on how the community works and what is needed to keep the community going on website.
- c. Meeting minutes/Agenda – Greg and Maelissa to connect on ways we can simplify the process with reoccurring items and include new required communications.

7. Work Party

- a. Total of 13 people attended, the BOD was able to get a lot accomplished. The river beach and park was cleaned up, tables cleaned, brush cut, garbage cans set up and the river and lake, replaced signs, trash cleanup, outfall cleanup at the lake, parking area added at the lake park, weeds cleaned up, added rocks at the gate sign, concrete at the dam, auger donated by Daniel Hodgins with approval for personal use, brush and debris cleared out of outflow stream, cleared up wood area, cleared trails, and cleaned up the road around the gate, and removed 3 and a half tons of trash from the work party. Board approved to use a dump trailer for \$100 to remove trash and other items from the community, Maelissa motions to approve purchase, Kyle seconds, all parties in favor.

Items to be discussed at a later meeting:

- Cloud Storage vs Brick Storage
- Action item list
- Second Gate programmer

Meeting adjourned by: Jake Bruce at 8:25 PM.