



Rainbow Springs Community Club, Inc.

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

Board of Directors Meeting Minutes

June 18th, 2025

Meeting called to order by: Maelissa Knobel **at 6:33 pm**

Minutes taken by: Maelissa Knobel

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

1. **President:** Maelissa Knobel – Present
2. **Vice President:** Brian Easterwood - Present
3. **Treasurer:** Jeanne Williams - Present
4. **Secretary:** Kaylee Smith – Approved Absence
5. **Trustee:** Greg Nelson – Present
6. **Trustee:** Kyle Knobel – Present
7. **Trustee:** Brent Black - Unexcused Absent
8. **Trustee:** OPEN - Present
9. **Trustee:** OPEN - Present

Homeowners Present: None

Special Requests from Homeowners: None

Treasurer report:

1. Treasurers Update
 - a. Jeanne to schedule time with Michelle for training and to begin providing Kaylee with balance and property status updates prior to board meetings. Also, please come prepared to each meeting beginning in July to share the treasurer summary.
 - i. The treasurer summary should include an overview of current account balances, alignment to budget, bills, outstanding dues, collections status, etc.
 - b. Total Outstanding Balance - \$79,880.01
 - i. 199 Total Properties
 1. 62% - 124 Properties - zero balance or credit
 2. 28% - 56 Properties - balance less than \$1000
 3. 9% - 19 Properties - balance greater than \$1000
 - a. 13 Properties in the collections process
 - b. 1 excessive balance on payment plan
 - c. 5 Accounts with a balance greater than \$1000 will be moved into collections beginning end of June 2025
2. Review and Approval of May Financials
 - a. Motion to approve by Maelissa, Jeanne seconds, all in favor.



New Business:

1. Approval of May Meeting Minutes
 - a. Motion to approve by Maelissa, Brian seconds, 1 abstain, all other in favor.

Ongoing Business:

1. Community Management:

- a. (Jeanne) Gate Remotes
 - i. Gate remotes received/programmed and added to inventory
 - ii. Jeanne needs a shed key
 - iii. No remotes needing delivered at this time
 - iv. Small inventory will be available for parking pass pick up day
- b. (Kaylee) Homeowner Welcome Baskets
 - i. 1 new homeowner needing a basket delivered
 - ii. Prior month delivery updated in distribution log
- c. (Brian) Community Violations Update
 - i. Brain spoke with the owner of 2/51 regarding the hazardous tree; we will give him until September to complete. No other violations currently.
- d. (Brian) Dirt Bike Signage Update
 - i. Were signs put up? Discussion on placement by gate
 - ii. Discussion on adding a chain on the trails to Blue Spruce to help reduce dirt bike and ATV activity – Brian will check on any required signage and will update at the next meeting. Greg motions to not exceed \$400 to add the chain on that trail, Maelissa seconds, all those in favor.

2. Board Members:

- a. We currently have 2 open trustee positions
 - i. No received letters of interest currently
- b. Jake provided an inventory list of all community keys. He has not yet provided a quote for replacement as discussed. Greg can help shop around and provide a few options.

3. Dam/EAP:

- a. (OPEN) Dam project update
 - i. DSO joint meeting took place on 6/12 – DSO and engineers will work on refining the plans alongside the contractor. Once plans are revised, we will begin the permitting process. Board members can refer to the summary email provided.
 - ii. DSO facilitated training scheduled for end of month June, Brent and Brian to attend virtually and bring back learnings to the board in July Meeting.

4. Amenities

- a. (Kaylee) Parking Passes
 - i. The in person pick up has been scheduled for 6/28/25 from 10am-1pm at the lake park. Maelissa and Kaylee will lead the distribution.
 - ii. Parking Pass pick up log included in monthly meeting documents
- b. (Kyle) Update on road maintenance
 - i. There were no items to note based on the monthly inspection.
- c. (Kyle) Gate maintenance inspection update



- i. The gate has some recurring maintenance that needs to be completed and will be done this month. Kyle will also be relocating the license plate camera to a clearer location to capture video.
- d. Community Restrooms
 - i. Delivered and will be removed in September.

5. Communications and Follow-up

- a. (Maelissa) Email
 - i. No action needed at this time
- b. (Maelissa) Website
 - i. Everything is up to date
- c. (Kaylee) Calls
 - i. No action needed at this time
 - ii. (Jeanne) Post Office Box
 - 1. Nothing at this time
- d. (Maelissa) Document Retention
 - i. All files have been uploaded to Dropbox

6. Open Forum

- a. We need to do community cleanup day to remove trash throughout the neighborhood. We need to make a list of community items needing completed and Maelissa can create an event and advertise for volunteers.
- b. Jeanne will check the community amenities at the parks to see if anything needs to be done or replaced. Maelissa can check the shed for any items being stored needing put out for the season.
- c. Discussion on the playground equipment installation. We have someone coming out to give us an estimate on 6/23 and in case the estimate is too high, Brian worse will help with the installation. We also discussed potentially purchasing a commercial swing set. Maelissa will look through drop box or reach out to Marty and see about the previous insurance addition and if it covers a swing set.
- d. Greg will try to get an estimate on the trees being cut back at the lake park and get back with the board.

7. Items needing reviewed at a later meeting:

- a. Spring 2025 Maintenance
 - i. Stop Sign needs installed on Rainbow and 167th
 - ii. Some trees at the lake park need to be trimmed through the walkways
 - iii. Large branches in the lake that need to be removed
- b. Board Member Task Ownership – remaining items assignment

Meeting adjourned by: Maelissa Knobel at 7:41 pm