



Rainbow Springs Community Club, Inc.

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

Board of Directors Meeting Minutes

June 19th, 2024

Meeting called to order by: Jacob Bruce at: 6:35 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 - Approved Tardy | 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: Brent Tiede, Craig and Hannah Barker, Brooke Jones, and Adam Bogart.

Special Requests from Homeowners:

1. Violation dispute request from homeowner who will join the meeting to discuss with the board
 - a. Their living situation has changed, and they are requesting accommodation from the board for an extension through the end of the year. They will send us over the building permits and plans and the board will vote on this once received.
2. Community trespass requested for unwanted guest who was breaking into homes recently, this member had a similar confrontation with this guest on a separate occasion and was able to identify the property he was visiting. Additional conversation is needed on exercising our nuisance property law considering recent events.
 - a. The board will be assessing a nuisance property fine for the homeowners who invited the person onto the property who was breaking into houses. Chanel will send the violation notice and will ensure the fines are assessed through MacPhersons.
 - b. Maelissa will engage the attorney on a criminal trespass and next steps
3. A community member is interested in setting up a coffee bar at the river for the summer. She will bring a generator for power and leave the trailer parked on community property when she is there for multiple days. She has all her permitting/licenses and will provide to the board in advance of set up. The board will not be responsible for her property when unattended at night.

Treasurer report:

1. Review and Approval of May Financials



- a. Chanel provided an overview of the current financials and clarified expenses. 199 active lots, 127 paid, 72 not paid, 7 lots over 1000. Chanel will confirm with Michelle that past due letters have been sent for 2024 dues by end of month June.
2. Budget Trending Overview and Update
 - a. Maelissa and Chanel will review the 2024 budget and compare to the financial packet.
3. Community Violations Update
 - a. Chanel is working with PUD to cut back overgrowth by powerlines. We are in communications with 2 property owners on their cut back, the other two violations have been successfully remediated.

New Business:

1. Approval of May Meeting Minutes
 - a. Maelissa motions to approve, Jake seconds, All in favor minus 1.

Ongoing Business:

1. **Gate:**
 - a. Maintenance recurring discussion
 - i. (Kyle) Gate maintenance inspection update, regular maintenance was completed. We need to move one camera and that will be completed in the coming weeks.
 - b. Discussion on the gate cameras following internet installation
 - i. We need to trouble shoot the remote viewing, but the cameras have been confirmed as connected.
2. **Property Management**
 - a. (Jake) Gate Remotes
 - i. One remote confirmed delivered
 - ii. We have 25 remotes remaining, we will reorder once we get to the last box.
 - b. (Jake/Marty) Homeowner Welcome Baskets
 - i. No action needed at this time
 - c. (Maelissa) Delinquency Update and Next Steps
 - i. Maelissa/Chanel will work with MacPhersons to finalize liens and future collection attorney items before the next meeting.
 - d. (Jake/Marty) Reserve Study (Contract signed in May)
 - i. Community walk through has been completed and the anticipated turnaround is 8 weeks. No additional requests have been received at this time.
 - e. (Maelissa) Governing Document updates for RCW 64.90 (Contract signed in May)
 - i. Our contract is signed in their work queue
3. **Board Members:**
 - a. We have one open trustee position at this time, we have one potential member interested in rejoining.



- b. Any pre-planned absences for the July Meeting?
 - i. Jake might be absent and will let us know.

4. Dam/EAP:

- a. The Special Assessment Budget Meeting has been postponed until we can locate new engineers to oversee the project following Icicle Creek's unforeseen business closure.
 - i. (Marty) We have submitted around 20 requests for bids currently. We are inquiring if Icicle Creek can agree to be on site with an engineer overseeing the overflow plans.
- b. The bank sent over their term proposal for the Dam Loan – We cannot proceed until the engineer has been locked in. We cannot request the permits until the other items are finalized.

5. Amenities

- a. Parking Passes
 - i. The first set of parking passes will be mailed by the end of week and the remainders to be mailed out one time per month. Master log of properties has been uploaded to Dropbox.
- b. Community Parks
 - i. (Jake) The restroom has been ordered and will be removed after Memorial Day.
 - ii. Playground and signage needs installed, Jake will finalize a date with the board and ask for any community volunteers. One board member has access to a Crain that will help.
- c. Maintenance
 - i. (Dalton/Jake) The lake vegetation cleanup has been partially completed but we still need to skim the lake.
 - ii. (Jake) The equipment to skim the lake has been purchased; Previously approved for up to \$350.
 - iii. (Jake) The two table replacements have not been purchased yet (wood tables preferred) ; Previously approved for \$300.
 - iv. (Jake) Discussion on road maintenance quotes received
 - 1. Maelissa makes a motion to accept the Jireh asphalt quote for pothole repair not to exceed 10,000, Greg seconds, all in favor, none opposed.
 - v. We need to paint the speedbumps and clean the community signs
 - 1. Community member Brent said that he would be open to helping clean the entrance sign if we can get him the materials needed. Jake said that he has a portable water tank that attaches to a pressure washer that he can use. Jake will pressure wash the remainder of the community signs.
 - 2. Another community member said that he should be able to help paint the speed bumps and will let us know based on his schedule, tentatively next weekend.
 - vi. We are looking at relocating some of the large rocks at the Lake and River Park and moving them to the entrance to prevent people's cars and dirt bikes from tearing up the entrance. We are also getting a quote on gravel prices for the entrance where we have a large swamp area.
 - 1. We are inquiring with a homeowner to complete some excavator work prior to gravel being poured.



2. Jake motions to spend up to 2,000 to complete the work by the front entrance, Maelissa seconds, all in favor, none opposed.
- vii. Marty will price out an enclosure behind the shed to keep outdoor community items secured and aesthetically pleasing.

6. **Communications and Follow-up**

- a. (Maelissa) Email
 - i. No items needed action at this time
- b. (Maelissa) Website
 - i. Everything is up to date
- c. (Marty) Calls
 - i. No action required at this time
 - ii. Marty will continue to be the only person directing and managing calls
- d. (Maelissa) Document Retention
 - i. All files have been uploaded to Dropbox

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: 8:28 pm