

Rainbow Springs Community Club

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

Board of Directors Virtual Meeting Minutes

Date: March 17th, 2021

Zoom meeting ID# 758 7388 5543

Meeting call to order by Treasurer, Sherry Lingle at 6:41 PM

Roll Call: President: Jacob Bruce, Vice President: Marty Schoos, Treasurer: Sherry Lingle, Trustees: Maelissa Knobel, Kyle Knobel, and Greg Nelson.

Public Input: No public input, no homeowners present.

Disclaimer: Due to the Covid-19 pandemic shutdown and Governor mandated "Gatherings of 5 or less" as of October 1st, 2020, no open to the public meetings are allowed. To keep business running, RSCC BOD has been conducting business and making decisions via e-mail. BOD is currently holding open/public virtual meetings and homeowners are invited to attend. Information to attend virtually, with meeting ID# is posted publicly on the Official RSCC website: www.RSCCArlington.com , and RSCC Facebook page.

Minutes taken by: Maelissa Knobel

Special Requests: Homeowner made a request to utilize overflow parking at the River Park for a family gathering. The board agreed to accommodate with specific displayed parking passes for the event. Maelissa made a motion to approve, Jacob second the motion, all in favor.

Treasurer report:

1. Treasurer presented January treasurer report showing an increase in dues being paid with only 56 homeowners currently past due, decreased from 61 the month prior. Maelissa made a motion to approve, Jacob seconds, all in favor, motion passed.
2. Treasurer presented February treasurer report, no discrepancies or concerns identified. Maelissa made a motion to approve, Jacob seconds, all in favor, motion passed.
3. Treasurer reviewed 2019 and 2020 tax status. Current tax advisor has been difficult to reach, and the process has yet to see a timely completion causing concern amongst board members. The decision was made to collect the tax documents and provide to a business that could better deliver a timely completion of filing.
4. Commercial insurance requested information has been provided to the agency, awaiting a confirmation and new annual insurance policy to be delivered. Sherry will follow up with the agency to ensure no additional action is required.

New Business:

1. January meeting minutes reviewed by all board members and set for approval. Maelissa made a motion to approve, Greg seconds, all in favor, motion passes.
2. February meeting minutes reviewed by all board members and set for approval. Maelissa made a motion to approve, Greg seconds, all in favor, motion passes.
3. Community Involvement
 - a. Work Party has been planned for June 19th, 2021. Maelissa will assume responsibility in advertisement of the event, Marty will establish the list of tasks and needed maintenance.

4. Newsletter Discussion
 - a. Newsletter to be published to the community by the end of each quarter with the current newsletter being published on or before 3/31/21. Great dialog around pertinent community information that should be included to ensure all homeowners are kept current with happenings in the community.
5. Annual Meeting 2021 Discussion and Planning
 - a. Snohomish County has been approved for phase 3 allowing in person outdoor gatherings of 50 people. This phase advancement will now allow for an in person annual meeting to take place as tentatively planned. Annual Meeting will take place at the Lake Park on Saturday 4/17/21 at 11:00 am will be for a maximum of two hours only. A letter will be mailed to the community announcing the annual meeting as well as items for review and discussion. Maelissa and Sherry will ensure all pertinent information to be included and mailed to homeowners prior to the actual meeting taking place.
6. 2021 Budget Planning Meeting Discussion
 - a. Budget has been finalized and will be presented to all homeowners via the annual meeting mailers. All homeowners can review and participate in the discussion during the annual meeting.

Unfinished business:

1. Gate Update:
 - a. Community mailers were sent with an announcement that the gate will resume operation on 3/15/21. The board worked directly with the gate company to gather and input correct and updated information for community members and completed an onsite test of all equipment validating readiness for the 3/15/21 deadline.
 - b. Upon re-activation of the gate, we experienced a fatal system malfunction that was not expected. This unexpected malfunction has caused a delay in resuming gate operation until it can be corrected. The board is diligently working with the gate company to get this resolved and re-activated in a timely fashion.
2. Dam/EAP:
 - a. No reports have been received yet regarding the dam inspection that took place in December 2020.
 - b. EAP was submitted to the department of Ecology, awaiting confirmation of plan at this time.
 - c. Discussion on emergency exit took place. Jake and Marty have reviewed the area to strategize on a clearing plan and potential needed permits to complete the needed work.
3. Bills Top Notch Tow Contract.
 - a. Contract has been signed and delivered to the new vendor. We are currently awaiting signage to be delivered and installed to officially utilize the new vendor.
4. Open BOD Positions
 - a. No letters of interest received, board still has three open positions (Trustee, Trustee, and Secretary). Additional dialog and information to be reviewed during the annual meeting.
5. Community Sign Replacements
 - a. Kyle has done an inventory of community signs needing replacement and will purchase and install these new signs where needed throughout the community.
 - b. Gate entrance signage for community announcements to be installed by Jake and Greg.
6. Legal Notice from Homeowner Reviewed

- a. Legal request for proof of fine schedule, adjustment of fees and group discussion – This specific inquiry was turned over to collections since 2017 and we no longer hold the bill. The fee schedule and rules and regulations are included in the bylaws that all homeowners are provided upon purchase. Sherry will send the response to the requesting legal firm with our findings.
7. Third Party Property Management Company vs in house billing with BOD Member
- a. Bids for external management of business operations reviewed by the board. Greg made a motion to switch business operations to the third-party management company, Marty seconds, all in favor, motion passed. The property management company will assume responsibility for all HOA Demands, Accounts Receivable, Accounts Payable, Reporting and Collections beginning May 1st.

Items Tabled to be discussed at a later meeting:

- 1. Cloud storage system vs master brick
- 2. Paving Plan (Year 2021)
- 3. 2021 Action Item List
- 4. 2021 Bi-Law changes

Meeting Adjourned by: Jacob Bruce At: 8:52 PM

X

Jacob Bruce
President

X

Marty Schoos
Vice President

X

Open
Secretary

X

Sherry Lingle
Treasurer

X

Greg Nelson
Trustee

X

Maelissa Knobel
Trustee

X

Kyle Knobel
Trustee

X

Open Position
Trustee

X

Open Position
Trustee