



Rainbow Springs Community Club, Inc.

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

Board of Directors Meeting Minutes

March 19th, 2025

Meeting called to order by: Jacob Bruce at 6:31 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: OPEN - Select Option | 7. Trustee: Brian Easterwood - Approved Absence |
| 3. Secretary: Maelissa Knobel – Present | 8. Trustee: Kaylee Smith - Present |
| 4. Treasurer: OPEN - Select Option | 9. Trustee: OPEN – Select Option |
| 5. Trustee: Greg Nelson – Present | |

Homeowners Present: Brent Black, Brent Tiede and Jared Haynes

Special Requests from Homeowners: Opportunity to review ways to address speeding issues in the community as well as trash accumulation. Discussion around interpretation of RV living and engaging homeowners first before letters being sent.

Treasurer report:

1. Review and Approval of February Financials
 - a. Greg motions to approve, Jake seconds motion, all in favor, none opposed
 - b. 30 (down from 34 prior mo.) properties with an outstanding balance - total \$33,206.33
 - i. 13 properties in delinquency status owing >\$200 - total \$8650.00
 - ii. 12 properties in collections status owing >\$1k - total \$24,141.33
 1. Includes collection fees from attorney processing
 - iii. 5 properties in outstanding status owing <\$200 - total \$415.00

New Business:

2. Approval of February Meeting Minutes
 - a. Greg motions to approve, Maelissa seconds, all in favor, none opposed
3. Annual Meeting
 - a. Maelissa needs to post a sign for the meeting at the gate – will do on Friday
 - b. Documents have been posted to the website, emailed and sent out by mail
 - c. Michelle has confirmed that she will be in attendance
 - d. Michelle and Kaylee will be at the welcoming table to check homeowners in
 - e. Jake will bring the colored cards for voting and pens
 - f. Maelissa will bring copies of documents for the meeting
 - i. 25 copies of mailed items
 - g. Brian will be the Sargent in arms for the meeting
 - h. All board members arrive by 9:30



4. Easter Egg hunt planning and discussion
 - a. Scheduled for Easter Sunday – Need help spreading easter eggs and setting up for the event. Maelissa will make the flyer and sign at the gate – to be held at 10:00.

Ongoing Business:

5. **Gate:**
 - a. Maintenance recurring discussion
 - i. (Kyle) Gate maintenance inspection update
Gate rollers need to be replaced along with a bearing and dry socket as part of the regular maintenance. We have 2 rollers remaining for back up parts.
 - ii. Gate camera remote viewing has been enabled for easier access and review as needed
 - b. (Maelissa) Gate call box damage
 - i. Repairs were completed on 2/19/25 - Maelissa has been in contact with the insurance adjuster and provided all photos, videos, and requested documentation. We confirm that payment from the insurance company is on the way.
6. **Property Management**
 - a. (Jake) Gate Remotes
 - i. Greg – all remotes have been programmed and added to inventory.
 - b. (Jake) Homeowner Welcome Baskets
 - i. 1 new homeowner listed in package, this was a correction to ownership following foreclosure, no basket needing delivered at this time.
 - c. (Brian) Community Violations Update
 - i. Not on today will update next month
 - d. Annual Insurance Renewal
 - i. Insurance renewal has been paid, awaiting policy documents.
 - e. Possible Executive Session - Update and discussion regarding community CCR updates following meeting with attorney
7. **Board Members:**
 - a. April is the annual meeting only, confirming all board members will be in attendance? – yes all will be in attendance
 - b. 3 open board positions currently – no updates currently
8. **Dam/EAP:**
 - a. (Jake) Dam project update
 - i. Annual Dam Safety Certification Update
 1. Completed and confirmed no further action needed at this time
 - ii. Meeting with engineer and contractor scheduled for 3/20 to discuss the next steps – goal is to begin work by end of summer
 - iii. Maelissa needs any documents that need to be posted on the website regarding the dam work
 - iv. Jake has a meeting with planning development for permitting



9. Amenities

- a. (Kaylee) Parking Passes
 - i. Stickers have been received.
 - ii. The first round of parking pass distribution needs to be planned for June
- b. Maintenance
 - i. (Jake) Update on road maintenance
 1. 5 potholes have been identified in the community. Jake reached out to the paving company to obtain a quote for repairs. We got a quote for \$4388.29 to have the potholes repaired through the paving company. Jake also received a quote for possibly installing a basketball court down by the river totaling \$11,000. The paving company will also provide a separate quote for an overlay of the full community. This would include grinding a layer down and doing the overlay.
 2. Maelissa motions to approve the bid for pothole repair, Greg seconds, all in favor, none opposed. Jake will let the paving company know to proceed.

10. Communications and Follow-up

- a. (Maelissa) Email
 - i. No action needed at this time
- b. (Maelissa) Website
 - i. Everything is up to date – Maelissa will take older meeting minutes and store digitally
- c. (Kaylee) Calls
 - i. No action needed at this time
- d. (Maelissa) Document Retention
 - i. All files have been uploaded to Dropbox

11. Open Forum

- a. Any board member items to share/discuss
 - i. None currently

12. 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
 - iv. Speed bumps need to be painted and repair the speed bumps
- b. Board members terms and tracking
 - i. MacPhersons can track; they need original dates to begin tracking.

Meeting adjourned by: Jacob Bruce at 7:31 pm

Call for executive meeting at 7:31pm by Jacob Bruce; Executive session adjourned at 8:08pm