



Rainbow Springs Community Club, Inc.

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

Board of Directors Meeting Minutes

March 20th, 2024

Meeting called to order by: Jacob Bruce at: 6:32 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 - Present | 7. Trustee: Steven Young - Present |
| 3. Secretary: Maelissa Knobel – Present | 8. Trustee: Dalton Lagerwey – Present |
| 4. Treasurer: Gaf Siddique - Approved Absence | 9. Trustee: OPEN – Select Option |
| 5. Trustee: Greg Nelson – Present | |

Homeowners Present: Beverly Halladay

Special Requests from Homeowners: None

Treasurer report:

1. Review and Approval of February Financials – provided to board electronically
 - a. Jake motions to approve, Marty seconds, all in favor.

New Business:

1. Approval of February Meeting Minutes
 - a. Jake motions to approve, Greg seconds, all in favor.
2. Annual Meeting
 - a. Mailers and email blast contained one typo stating dues were monthly vs annually. Once identified we email blasted the corrected document, added the correct document and an announcement to the QR Code landing page and posted it on social media. We made all efforts to quickly remediate the issue once aware.

Ongoing Business:

1. **Gate:**
 - a. Maintenance recurring discussion
 - i. (Steve) Gate maintenance inspection update
 1. No issues have been identified and an inspection will take place by the end of the month.



- b. DVR/Cameras Software upgrade
 - i. (Kyle and Dalton) Update provided on new cameras system that was installed. Maelissa will go down and complete an inspection with the new system and get comfortable with the new system access.
- c. Discontinuing the call feature at the gate will take place in June 2024, Marty will take care of this.

2. **Property Management**

- a. (Jake) Gate Remotes
 - i. No action required at this time; inventory is adequate.
- b. (Maelissa) Delinquency Update and Next Steps
 - i. Maelissa followed up with Attorney on 2/18, 2/23 and 3/15 to see if liens have been filed for all priority properties exceeding limit. Maelissa will confirm with attorney that liens have been filed by 3/22/24.
- c. Homeowner Welcome Baskets
 - i. (Jake) No new baskets needing delivered
- d. (Marty) Community Violation's
 - i. Follow up on status of letters sent to 7 homeowners out of compliance with a remediation date of 3/20.
 - ii. 3 notices were returned undeliverable and were resent with a corrected due date.

3. **Board Members:**

- a. No additional letters of interest to review for the 1 remaining open position
- b. No pre-planned absences for the Annual Meeting

4. **Dam/EAP:**

- a. (Marty/Jake) Dam compliance email discussion on required next steps and timeline. Marty and Jake will contact Jodi at the Dam safety office to understand the ask and what is needed.

5. **Amenities**

- a. Parking Passes
 - i. Distribution to begin in June following receipt of payments
- b. Maintenance
 - i. (Marty/Jake) There is a split in the road down by the river that will need addressed along with a few potholes.

6. **Communications and Follow-up**

- a. (Maelissa) Email
 - i. All communications are up to date
- b. (Maelissa) Website
 - i. Everything is up to date
- c. (Marty) Calls
 - i. One call was received today that needs attention; all others have been contacted.



- d. (Maelissa) Document Retention
 - i. All files have been uploaded to Dropbox
- e. Any additional items for the annual meeting?
 - i. Everyone clear on tasks/timing/assignments for the Annual Meeting?
- f. (Jake/Marty) Any additional items needed for the upcoming easter egg hunt?
 - i. Everything is ready to go
- g. Special Meeting held 2/27/24 at 3:23pm, vote to approve clean up quote for river. Maelissa motions to accept quote, Jake seconds, 6 yes and 3 no response, majority vote passes. Jake will schedule the work to be completed.
 - i. Jake contacted a street sweeper to get a quote on community clean up, they estimated \$500 for the full community.

Items needing reviewed at a later meeting:

- Second Gate programmer training
- Emergency access road
- Bus Shelter Installation
- Upgrade the shed to accommodate community items or a community building in track B
- Additional camera installation
- Movie night
- Install new signage and playground installation – Spring 2024
- Painting of the speedbumps and Cleaning of community signs
- Possible cell tower installation in Track B

Meeting adjourned by: Jacob Bruce at: 7:29 pm