

Rainbow Springs Community Club
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July 18, 2018

**Minutes from the May 16th, 2018 Rainbow Springs Board of Directors Meeting –
Minutes taken by Annette Blandino**

The May 16th, 2018 Meeting of the Board of Directors was held at the Granite Falls IGA Café. The business meeting was called to order by President Vicki Jans at 6:37 PM. Also in attendance was, Vice President John Angell, and Trustees; Kevin Hayes, Kenny Jans, Amanda Bruce, Marty Schoos, Pete Weinert, Susie Martin, Amanda Farmer, Business Ops, Annette Blandino, and Jodi Granger, who volunteered and was voted to the Board at the 2018 Annual Shareholder's Meeting. Also in attendance were community members Greg Nelson, Chris and Christine Tribou.

New Business, Public Comments and Special Requests: Under New Business the Board reviewed the refusal of a drain field owner to pay dues. The board ruled that if he does not pay, the debt will be sent to collections. Also reviewed was the claim that a lot owner refused to pay dues because they say they merged their two lots. That claim will be researched. The same lot owner is requesting a refund of the paving assessment, on the grounds, that the paving is not completed yet. That refund was denied by the BOD.

The Board scheduled the first Work Party for Sat. June 23rd at 9:00AM at the Lake Park. The date will be announced online and with a sign at the gate. Also chosen for an additional Work Party was July 7th. The Board discussed the issue of improving communication with the Association members. Kevin volunteered to set up a Facebook page for announcements and communications only. The site will not be set up to comment or debate issues, but only to clarify communication. A motion was made by Kenny Jans to accept Kevin's proposal. The motion was seconded by John Angell.

Trustee Kenny Jans reviewed the Bylaws article, that only 9 members can serve on the board of directors, to avoid voting stalemates. Discussion ensued, and Jodi Granger stated that she wanted to step down anyway, due to her full work schedule. Her resignation was accepted.

Vicki Jans stated her term as President was ending. Marty Shoos nominated her for another term. The nomination was seconded by Kevin Hayes

, and All were in favor.

Community members Chris and Christine Tribou expressed their concern that the Annual Dues could be voted on to be raised by the members present at the Annual Meeting, and not go to a full community vote. A discussion followed which outlined that the Bylaws allows for a quorum of members at the Annual Meeting to approve the Annual Budget and raise the dues, but since the issue was so divisive, the Board chose set aside the vote to raise the dues, until the board can research the realities of our financial asset protection, reserve fund issues, and inform the members before proposing a new higher dues amount to the membership.

President's Report: No report at this time

Vice President's Report: no report at this time.

Business Ops: The Meeting Minutes for the February BOD Meeting were reviewed. Let the records show that the board met in March for the Annual Budget Committee Meeting only, and the Annual Business meeting served as the April Meeting. A motion to accept the February meeting minutes was made by Kevin Hayes, and seconded by Kenny Jans. All were in favor. The Profit and Loss statements for March, April and May 2018, were reviewed. The Banking Account Balance sheet was also examined. A motion to accept the financial reports was made by Kevin Hayes, the motion was seconded by Vicki Jans, all were in favor. The Flash Dive back-up of the Accounts was handed off to the V.P.

Correspondences and Communication: The Communication to and from the association was reviewed. The Board reviewed a request for the gate to be closed 24/7 during the summer months due to the increase of outside traffic. Kevin made a motion to keep the gate closed for summer once school is out and re-opened for buses, when school starts up again, after Labor Day. Amanda Bruce seconded the motion. All were in favor. Several complaints came in about off road vehicles being driven recklessly and very fast on our roads and in common areas.

Committee Reports:

Regarding the Gate/Keypad: The gate will be serviced soon. The chain needs to be adjusted.

Regarding Roads: The paving and road sealing is waiting for warmer weather. Quil Ceda Paving has had us on a waiting list since the end of summer 2017. A tentative date for the middle of June has been given. V.P. John Angell has been trying to schedule our Brush Cutting. The need for a backup Brush Cutter was discussed, and Marty Shoos volunteered to help find one. Annette volunteered to get more reflective glass beads for the speed bump painting as requested by Marianne Ramona. The board approved a flyer to be given to the residents most impacted by the paving closure on Rainbow Drive. Also, the flyer will be given to the residents of the 123rd/167th Loop to make sure they are informed, so they can keep their children safe, and out of the roadway. A sign will be posted at the gate to inform all residents of the paving dates. And Kevin will announce the dates on the new Facebook page.

Regarding the Dam and Lake: Kevin Hayes reported that he has been cleaning the Dam strainer along with other residents Josh and Chere Dormier. The Replacing of the Dam cap will include one that can be locked down.

Regarding the Parks and Common areas: The Honey Bucket has been ordered for the summer and will be delivered to the River Park June 15th. It will be on site thru Labor Day weekend. Amanda Farmer volunteered to call and set up a meeting with the Arborist will be contacted in the spring or summer to examine Lake Park trees and the diseased tree in the 167th cul de sac. And the Cottonwoods on 117th. Jason Davis volunteered to cut down a bad tree in Track B, and will be followed up on. The Parking Patrol for summer was

discussed, and added to the patrol was Kevin Hayes, Pete Weinert, and Marty Schoos. They will join Kenny Jans and John Angell in enforcing Parking and calling for tows.

Regarding Community Information:

The Bulletin Board: Nothing new was reported. It was suggested that Action Items be publicly posted for volunteers. Annette will get a copy of the Bulletin Board key.

Newsletter: The next Newsletter rough draft will be sent to Board Members for articles, edits and input.

Welcome Packs: We are waiting for a new resident to move in on 120th.

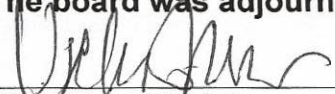
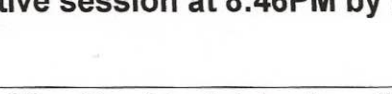
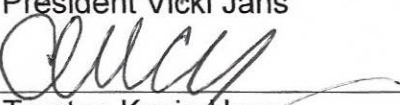
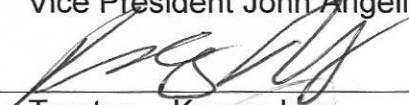



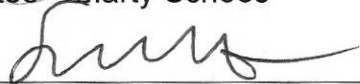
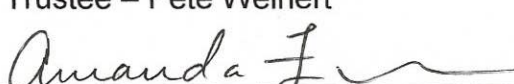
Unfinished Business & General Orders: The Board was updated on collection efforts and the Debt List was reviewed. The Board decided 3 more accounts should be sent to collections. A warning letter will go out first. A warning letter will also go out to 3 other hardship cases before sending to collections. The Collection agent has been unable to collect on 3 accounts and those have been given back to the Association.

The list of the pending "action items" was reviewed for the Work Party

Quotes for the Audit were reviewed and were in the \$7,000 to \$7,200 range per year, for a full audit. Additional quotes will be sought since this item was not budgeted. The Audit will take place this summer.

The BOD meeting was adjourned to go into an executive session at 8:33PM by President Jans.

The board was adjourned from the executive session at 8:46PM by President Jans

 _____ President Vicki Jans	 _____ Vice President John Angell
 _____ Trustee Kevin Hayes	 _____ Trustee - Kenny Jans
 _____ Trustee Amanda Bruce	 _____ Trustee - Marty Schoos
 _____ Trustee - Pete Weinert	 _____ Trustee - Susie Martin
 _____ Trustee - Amanda Farmer	