

Rainbow Springs Community Club, Inc.
P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683
Board of Directors Meeting Minutes
May 17th, 2023

Meeting called to order by: Jacob Bruce at: 6:32 pm

Roll Call: (*Virtual Meeting on Zoom: Recurring Meeting ID #758 7388 5543*)

- | | |
|---|---|
| 1. President: <i>Jacob Bruce</i> – Present | 6. Trustee: <i>Kyle Knobel</i> – Present |
| 2. Vice President: <i>Marty Schoos</i> - Present | 7. Trustee: <i>Tina Dingman</i> - Absent |
| 3. Secretary: <i>Maelissa Knobel</i> – Present | 8. Trustee: <i>Adam Bogart</i> – Tardy |
| 4. Treasurer: <i>Ivy Houghton</i> - Present | 9. Trustee: <i>Hagen Tidwell</i> – Tardy |
| 5. Trustee: <i>Greg Nelson</i> – Present | |

Minutes taken by: Maelissa Knobel

Homeowners Present: None

Special Requests from Homeowners: None

Treasurer report:

1. Approval of March Financials report – Provided to BOD Electronically
 - a. Motion to approve by Greg, Marty seconds, all in favor.

New Business:

1. Approval of March Meeting Minutes
 - a. Motion to approve by Jake, Ivy seconds, all in favor.
2. (Ivy) Community security guidelines for uninvited guests
 - a. The current process is to engage police and trespass anyone as needed. We will revisit any additional ideas in the future.
3. (Maelissa) Preferred method to provide rule proposals to the board following annual meeting
 - a. Easiest way is to email it to the board to be reviewed and discussed
4. (Ivy) Free cloud storage for RSCC items
 - a. Ivy will research and provide the information to the board to determine next steps
 - b. Ivy to research HOA retention requirements
5. Newsletter discussion
 - a. We will no longer produce a newsletter as information is available on the community website and by attending meetings

6. (Adam) Landscaping bid discussion
 - a. Adam and Hagen own an LLC that offers landscaping and would like to see if this would be a good option. The current company comes out twice per month and is contracted to do the full community and down by the river and lake.
 - b. Maelissa/Ivy will pull up the current contact and provide to the board to determine next steps and once renewal is allowed open for landscaping bids

Ongoing Business:

1. **Gate:**
 - a. (Jake/Greg) Maintenance recurring discussion
 - i. Required ongoing maintenance to avoid squeaks and noise issues
 - ii. A few additional links need to be removed from the gate – Kyle will assist Jake and Marty in completing
2. **Property Management**
 - a. (Ivy) Report on new homeowners - Included in the packet from McPhersons.
 - i. No action needed this month
 - ii. Maelissa to send Ivy the inserts that go into the welcome baskets
 - b. (Jake) Gate Remotes - Included in the packet from McPhersons
 - i. No action needed at this time
 - c. Follow up discussion on McPhersons recommended collections attorney
 - i. Ivy will follow up on collection attorney options.
 - d. Maelissa to follow up with Michelle on the contract for McPhersons to see when it expires and when it needs to be reviewed. Also, what the charge for late notices is and the inquiry into April Financials.
3. **Board Members:**
 - i. Need to review terms and timelines to determine if position changes are needed
 - ii. Marty motions to remove Tina from the board, Maelissa seconds, all in favor.
4. **Dam/EAP:**
 - a. (Jake/Marty) Recurring discussion and updates
 - i. No updates currently
5. **Amenities**
 - a. (Adam) Parking Passes
 - i. Schedule a parking pass pick up day in June and mail the first week of each month following receipt of payment
 - ii. 2 parking passes will be included with receipt of payment
 - iii. Marty motions to allow homeowners to purchase additional parking passes at \$20 each, Kyle seconds, all in favor. Maelissa will communicate to Michelle and add to the website
 - b. (Marty) Shed solar light repair update
 - i. Marty will purchase a new full light set and get replaced

- c. Adam and Hagen will install the camera at the shed

6. Community Roads

- a. (Jake) Update on completion of road maintenance and any additional items
 - i. We are at \$62k total spent for roads at this time. Jake will confirm the repair work completed was accurate to what was quoted. Maelissa will follow up on the speed bump process once Jake confirms.

7. Communications and Follow-up

- a. Email
 - i. (Maelissa) All communications are up to date
- b. Website
 - i. (Maelissa) Website is up to date with most current items
 - ii. Updated the homeowner portal link and all meeting documentation
- c. Calls
 - i. (Marty) All communications received have been followed up on, no further action required.
- d. Violation letters
 - i. (Ivy) Recurring update and discussion
 - 1. Violation letters need to be followed up on. Jake will send one for speeding and Maelissa will send the other with Easement issues.
- e. (Greg) Reserve Study update
 - i. Greg visually shared a spread sheet that was created to review the full community financials and future prediction of costs
- f. (Ivy) Prior owner's ledger balance update
 - i. No update as of now
- g. (Marty) Emily's draft on borrowing against the community
 - i. Marty will follow up with Emily
- h. (Ivy) Deutsche Bank property update
 - i. Awaiting final steps to be taken
- i. (Ivy) Road access fee response update
 - i. No update
- j. (Maelissa) Hillis property build status update – update provided by email
 - i. No update currently
- k. Greg will not be at the next meeting

Items needing reviewed at a later meeting:

- Cloud Storage vs Brick Storage
- Second Gate programmer training
- Emergency access road
- Bus Shelter Installation
- Playground Installation and next steps
- Upgrade the shed to accommodate community items or a community building in track B
- Community Roads
- Additional camera installation
- Movie night

Meeting adjourned by: Marty Schoos at: 8:27 pm