

**Rainbow Springs Community Club, Inc.**  
**P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683**  
**Board of Directors Virtual Meeting Minutes**  
**November 17<sup>th</sup>, 2022**

**Meeting called to order by: Jacob Bruce at: 6:32 PM.**

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

- |  |                                    |
|--|------------------------------------|
| 1. President: Jacob Bruce – Present      | 6. Trustee: Kyle Knobel – Present  |
| 2. Vice President: Marty Schoos - Absent | 7. Trustee: Tim Atkinson - Present |
| 3. Secretary: Maelissa Knobel – Present  | 8. Trustee: Margaret Warr – Absent |
| 4. Treasurer: <b>Open</b>                | 9. Trustee: Brian Warr – Absent    |
| 5. Trustee: Greg Nelson – Present        |                                    |

**Minutes taken by: Maelissa Knobel**

**Homeowners Present: None**

**Special Requests from Homeowners: None**

**Treasurer report:**

1. Approval of September Financials report – McPhersons sent via email
  - a. Greg motions to approve, Jake seconds, all in favor.
2. Approval of October Financials report – McPhersons sent via email
  - a. Maelissa motions to approve, Greg seconds, all in favor.

**New Business:**

1. Approval of September Meeting Minutes
  - a. Jake motions to approve, Greg seconds, all in favor.

**Unfinished Business:**

1. **Gate:**
  - a. Recurring proactive discussion
    - i. (Tim) Gate Remotes
      1. Included in the packet from McPhersons
    - ii. (Jake/Greg) Proactive maintenance and servicing discussion
      1. Someone clipped the chain bolt that will need replaced, non urgent.
  - b. (Jake) Update on alert indicator installation for power outage
    - i. Revisit in next meeting
  - c. (Jake) Have new locks been purchased/installed?

- i. Jake will look to repair it this coming weekend.
- d. (Maelissa) Update regarding quote from Ziple to upgrade service
  - i. Still in the research phase and will update board once quote has been received
    - 1. Maelissa to work on this next week and follow up with BOD.
    - 2. \$100 plus tax per month preapproved

## 2. Property Management

- a. (Tim) Report of new homeowners
  - i. Included in the packet from McPhersons.
- b. Collections
  - i. Maelissa sent a request to McPhersons on the next steps to implement updated collection policy, will update board with response.
- c. Payments
  - i. Maelissa submitted an inquiry to McPhersons regarding payment for landscaping, received confirmation that payments have been made.
- d. Insurance
  - i. (Jake) Were the missed steps completed for insurance renewal?
    - 1. Signed and returned, no further action required

## 3. Board Members:

- a. One remaining position is open, treasurer.
  - i. No updates

## 4. Dam/EAP:

- a. Recurring proactive discussion
  - i. (Jake/Marty) Any update on possible bids?
    - a. Continuing to look for additional bids, none to review at this time.
  - ii. (Jake) Anything needed for the winter pump maintenance?
    - 1. Completed – no further action needed
- b. (Marty) Has annual inspection been completed?
  - i. Jake will follow up with Marty and Maelissa to communicate back to Jody.

## 5. Amenities

- a. Parking Passes.
  - i. (Tim/Maelissa) Discussion or update for new parking pass option for 23/24
    - 1. Tim and Maelissa will come to the table with options in Jan meeting

## 6. Communications and Follow-up

- a. Email
  - i. (Maelissa) No action required
  - ii. One member requires follow up regarding road access fees now that covenants have been updated

1. Jake will find another BOD member to go with him to talk to the homeowner.
- b. Website
  - i. (Maelissa) Website has been updated with consolidated documents.
- c. Calls
  - i. (Marty) Any action required?
    1. Community members have stated that the voicemail is full and unable to leave messages.
- d. (Margaret) Violation letters
  - i. Maelissa provided an updated template as discussed, any questions?
  - ii. Did the remaining letters get mailed certified?
    1. Yes, all previously required letters have been mailed.
      - a. Members out of compliance who have yet to correct will begin the fine process, Margaret to complete.
    2. We need to send a letter to the property out of compliance for mobile home/RV, Jake to provide details to Margaret.
    3. Jake will follow up with members who obtained approval for temp living while building to get update on project.

**Items needing reviewed at a later meeting:**

- Cloud Storage vs Brick Storage
- Second Gate programmer training
- Emergency access road
- Changing Phone service provider
- 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
- Potential gate removing walk in access from front gate, exit only walk through

**Meeting adjourned by: Jacob Bruce at: 7:16 PM.**