



Rainbow Springs Community Club, Inc.

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

Board of Directors Meeting Minutes

October 16th, 2024

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)

1. **President:** Jacob Bruce – Present
2. **Vice President:** OPEN - Select Option
3. **Secretary:** Maelissa Knobel – Present
4. **Treasurer:** OPEN - Select Option
5. **Trustee:** Greg Nelson – Present
6. **Trustee:** Kyle Knobel – Present
7. **Trustee:** Brian Easterwood - Present
8. **Trustee:** Hannah Russell – Present
9. **Trustee:** Alicia Held – Present

Homeowners Present: Kaylee and Brent

Special Requests from Homeowners: None

Treasurer report:

1. Review and Approval of September Financials
 - a. We have 158 paid properties, 40 unpaid, 14 with a balance of 1k or greater.
 - b. Total outstanding balance from past due homeowners is \$39,313.20 as of 10/15/24.
 - c. Greg motions to approve, Jake seconds, all in favor, none opposed.

New Business:

1. Approval of September Meeting Minutes
 - a. Jake motions to approve the minutes, Greg seconds, all in favor, none opposed
2. Conversation to address speeding and reckless driving in the community
 - a. We discussed the idea of seeing if the police would be open to putting a speed trap in the neighborhood in addition to homeowner communications. Jake will talk to the sheriff and see if this is possible.

Ongoing Business:

1. **Gate:**
 - a. Maintenance recurring discussion
 - i. (Kyle) Gate maintenance inspection update



1. Kyle and Jake replaced the parts needed in the bank and then the gate company came out and replaced the same parts. Kyle has identified that there is a clunking noise that is happening following those repairs that need to be diagnosed.
2. Kyle confirmed that the camera recording is overriding so we don't need to do a manually monthly deletion.

2. Property Management

- a. (Jake) Gate Remotes
 - i. One remote was delivered in October, no other deliveries at this time.
- b. (Jake) Homeowner Welcome Baskets
 - i. One homeowner basket needs delivered, in email package.
- c. (Maelissa) Delinquency Update and Next Steps
 - i. Collection process started for the 14 properties on 10-5-24, MacPhersons will provide an update and next steps by month end.

3. Board Members:

- a. New board members need to sign and return the property policy document to Maelissa
- b. Nominations for board members
 - i. Misty's motion to join the board placed on hold at this time, will revote at a later meeting.
 - ii. Kaylee has expressed interest in joining the board
 1. She has lived here for awhile and wants to provide a helping hand and help the community. We reviewed the minimum of 1 year requirement. Maelissa motions to have Kaylee join the board as a trustee, Greg seconds, all in favor, none opposed.
- c. Any pre-planned absences for the November 20th Meeting?
 - i. Alicia has a possibility of not joining, will confirm with Maelissa.

4. Dam/EAP:

- a. (Jake) Dam project update
 - i. We paid a \$1200 retainer for the new engineering company (approved prior meeting)
 - ii. The new engineers will be coming onto site this Friday afternoon. They will confirm action steps needed and produce a draft for us to move forward. We do have a new contact for the dam safety office, Meranda Dang.
 - iii. The annual dam safety inspection needs to be completed. Prior to completing we will need to cut down the vegetation around the lake. Alicia will see if she knows any high schoolers needing community service hours and let us know.

5. Amenities

- a. Parking Passes
 - i. The fourth round of parking passes will be mailed by 10/17/24, We combined the Sept and Oct Mailers as it was only 4 homeowners.
 - ii. Div 1 Lot 19 needs a second pass delivered, stated only 1 received with initial mailing. Maelissa will deliver to the property.



b. Maintenance

- i. (Jake) Discussion on road maintenance
 1. We will likely need to purchase more salt for the winter, currently we have enough for 1 or 2 hill salts. We will likely need to replenish supplies towards the end of the season.
Jake fixed the salt spreader for this season.
- ii. Kyle has been keeping an eye on the lake syphons and will engage Jake to assist in the process. They plan to meet at the lake park this Friday evening. We need to purchase 2 locks; Jake will complete the purchase.
- iii. There was a fallen tree on the dam that was moved and will need to be chopped up.

6. **Communications and Follow-up**

- a. (Maelissa) Email
 - i. No action needed at this time
- b. (Maelissa) Website
 - i. Added new board members and updated last month's meeting minutes.
- c. (Alicia) Calls
 - i. No action is needed currently. Maelissa will send Alicia the app information.
- d. (Maelissa) Document Retention
 - i. All files have been uploaded to Dropbox
 - ii. Brian has been added to drop box
- e. (Brian) Community Violations Update
 - i. Violations/Warnings needing sent
 1. Cutback letter, Rule 6 –Div 2 lot 17
 2. Warning letter, Rule 21 (dog off leash 9/12, 8/29, 8/17, 8/7) – Need to confirm Div 2 Lot 108
 3. Warning letter, Rule 8 (Speeding Guest on 8/23) – Div 2 Lot 79
 4. Warning letter, Rule 3, Rule 14 & Rule 20 (Living in mobile building, Loud noise after 10 and Blocking Road on 9/30) – Div 2 Lot 78
 5. Warning letter, Rule 3 (living in RV 10/16) - Div 2 Lot 41
 6. Warning letter, Rule 8 (speeding and unsafe scooter driving) – Div 2 Lot 88

7. **Open Forum**

- a. Any board member items to share/discuss
 - i. No items currently



Items needing reviewed at a later meeting:

- Second Gate programmer training
- Upgrade the shed to accommodate community items or a community building in track B
- Trail camera installation/discussion
- Movie night
- Reserve Study next steps
- Update to RCW HOA Requirements next steps
- Enclosure to be build by the shed at the lake

Meeting adjourned by: Jacob Bruce at 7:47 pm