

RSCC Annual Business Meeting  
April 26<sup>th</sup>, 2009 @ Sanctuary Ministries  
Meeting Minutes

1:40 PM Secretary Alicia Henson calls meeting to order.

Board Member Vicki Jans introduces Board Members Susie Martin, Floyd Smith, Annette Blandino and Board candidate Kayti Borg. Also Secretary /Treasurer, Alicia Henson.

In addition to the board members, there were 16 other community members present

Board Member Vicki Jans read the minutes from last years Annual Business Meeting. Resident Kevin Hayes made a motion to accept the minutes as read. John Yauger seconded the motion. All were in favor and the minutes were accepted into the record as read.

Secretary/Treasurer Alicia Henson gave a line by line explanation of the Association's Profit and Loss Statement for the last calendar year. John Yauger questioned the cost for Dam, and lawn maintenance and asked if we had to pay penalty for our taxes being filed late from 2005 & 2006. Alicia let him know that we did not get penalized for our taxes, and Floyd Smith explained that the cost for lawn maintenance was well researched and competitive bids were obtained. The outcome was that Andy's lawn service was less than other services. Floyd said he would address the Dam costs later in the meeting.

Kevin made a motion to accept the Profit and Loss Statement as presented. Tennille Halsen seconded the motion and all were in favor. The Profit and Loss statement is accepted into the record.

Treasurer Alicia Henson went through the Proposed Budget for 2009-2010 line by line. Resident John Yauger inquired as to what happened to the entrance sign. Floyd Smith told him that it was compromised during the bad snow storm and by the time we went down to the entrance to retrieve the broken sign, it had disappeared. RSCC was notified as to who was responsible for hitting the sign.

Vicki Jans discovered that the amount listed this next year for lawn maintenance was \$4500 and we actually spent \$4800. The error in the projected amount was not including the last month of the calendar year. A correction will be made as we can borrow from another line if needed.

John Yauger inquired if the amount projected in the new budget has been adjusted to allow for those homeowners who do not pay their dues. Alicia let him know that the total amount to operate the association has been divided evenly by the number of lots in the association and not by the number of homeowners who actually pay their dues. It was stated that RSCC shouldn't be like the government subsidizing for those who do not pay their own way. The Board reassured everyone that this was not the case. Community member Mr. Holt asked if we knew the reason why some people refuse to pay their dues. Treasurer Alicia Henson stated that while most people say they are unable to pay their dues because of financial problems, it is rare that someone says they will not pay them. Those rare cases involve those who own un-build able lots, so they feel they do not owe dues. Mr. Holt. Stated, "I have three un-build able lots and I pay the dues for all three." Resident Tennille Halsen stated that she felt that it was a good idea to list the various payment options along the bottom of the invoice to remind people that they can make a payment plan.

Resident Kevin Hayes stated that there are several dangerous trees that need to be removed and that the amount we budgeted would not be sufficient to remove all of the trees that need attention. Resident John Yaeger stated that he owns tree removal equipment and could help with the removal of the felled trees. Kevin stated, "We cut the trees down, turn our backs and they disappear." John offered to aid the community in any lumber jacking projects that we take on ourselves.

Kevin Hayes questioned why there was a difference in the amount projected for Treasurers salary over what we spent in the last calendar year. Board Member Annette Blandino and Floyd Smith explained we reviewed the amount of time the Treasurer was working, versus the amount of past due funds that she was able to collect and a raise in salary was approved by the Board of Directors.

Kevin Hayes made the motion to accept the proposed annual budget as stated with the adjustment to correct the amount for lawn maintenance and noted that instead of the duties included in the Treasurer's salary, it should just read "salary increase". Mr. Holt seconded the motion. All were in favor and none opposed. The proposed budget was entered into the record. Next, Treasurer Alicia read and explained the Budget vs. Actual spreadsheet for the previous budgeted year. She drew attention to the amount spent for the gate which included the insurance money received to replace the old damaged gate. Resident Tennille Halsen asked if the money is being placed into a higher yield account for a better return. Treasurer Alicia Henson assured her that we moved our funds into BECU in order to get a higher return on our money. She explained that monies collected for major projects are being placed into a Money Market account to receive higher interest.

Floyd Smith briefly reported on the Gate and thanked Kevin Hayes for all his donated labor inputting all of the pin number codes into the system. Also he acknowledged a couple of glitches which have been ironed out such as a decrease in the length of time the gate stays open from 15 seconds to 10 seconds. A discussion followed regarding the recent malfunction of the gate after an apparent hitting of the protruding bolt, which caused the gate to be misaligned. It was reported that the gate maintenance person was called out to service the gate and that the protruding bolt will be turned around to correct the problem. Floyd explained to Mr. George that the gate will need a few seconds to open and close after tripping the underground cable. Mr. George believed his truck was almost hit by the gate closing too soon. Mr. George explained that he hit his remote several times but the gate continued to close before he had cleared its path. Floyd explained that he hopes to upgrade the existing flimsy plastic motor cover with a more secure cover. Tennille asked if the cameras are functioning. Floyd let her know that the DVR is not recording and that the focus of the cameras at night is not sufficient to see what is recorded or that the sensors are not working or could be dirty. Tennille asked if the new people who have moved in are entered into the pin code system. Alicia said that new people are given their codes. Floyd stated that the new system is more user-friendly, and the gate can be opened remotely by dialing the phone from home, which is a wonderful feature during snow storms or in climate weather.

The next segment of the meeting was devoted to Board Member Floyd Smith outlining the progress in the decommissioning of the Ancillary Dam. He stated that the DSO has mandated that the work be done and completed by Sept. 2009. He explained where we are in the process. Floyd, Hal, and engineer from Eagle Engineering met with a DOE and a state hydrologist. The DOE was concerned about using the pumping slurry method to plug up the drain. They believe that the water could still find its way around the plug and leak. They suggested that we bring in some heavy equipment and remove 10 or 15 feet of

the dike and backfill it to the valve. The new plan should be less expensive. Resident Tennille Halsen asked if the costs were included in the projected budget for 2009-2010. It was explained that it is an unknown amount since the bids have not come in yet for the new plan to decommission the drain. The costs would be included in an additional special assessment. He explained that this is the 3<sup>rd</sup> revision suggested by the state and that we have been mired in the bureaucracy dealing with the government agencies involved. He stated that permits have been applied and paid for and we are moving forward now on the bidding process. We now have the plans in hand from our engineer for the contractors to bid on. John asked if the revision would cause us to not make the September deadline for completion. Kevin Hayes stated that since the state has changed course in this project that they would have to provide us with an extension if needed.

Next, Floyd explained the progress in the culvert process and discussed why we had to put a steel plate across the breach in the road culvert. Tennille asked if it would be better to buy the steel plate instead of rent it monthly. Floyd stated that once finished we would still have to pay an outside company to come in and remove the plate so it was better to just rent it since they place and remove the plate for us. Alicia stated that we now have \$17,000 of the \$22,000 needed to complete the culvert replacement, received from our special assessment. Floyd stated that we are ready to proceed with the culvert repair. We have the plans in hand, permits were applied for 5 weeks ago, and he will call the contractor tomorrow (April 27<sup>th</sup>) to find out when we will be proceeding with the repair. The repair should take place in May. Kayti Borg asked if the road will remain open during the repair work. Floyd explained that the contractor will complete the repair in one day and repair half of the road at a time leaving the remaining half open for traffic. Floyd explained that the vote taken was to replace the culvert at its 36 inch diameter with 2 headwalls (one at each end) to divert water flow through the culvert.

3:00 Meeting adjourned for a break. Project plans were laid out for residents to examine.

3:26 Meeting called back to order by Alicia Henson.

Vicki Jans went over the Special Events planned for summer. The date for the Annual BBQ Picnic is July 19<sup>th</sup> and the date for the Community Garage Sale is August 8<sup>th</sup> and 9<sup>th</sup>.

Next the volunteers were thanked for their service to the community last year. They were: Casey Martin, Tina Gustaffson, Tennille Halsen, Khoa Tra, Brandon Henson, Floyd Smith, Lon Corley, Kevin Hayes, Scott and Michelle Maddalena, Brian Birdsall, Richard and Jackie Cowles, Hal Newell, and the Georges. Gift cards for Pizza were given out.

John Yauger personally thanked the board for their work and for the newsletter and reiterated that having the newsletter posted online will be great. Tennille stated that it would save the association money in postage costs. Kevin Hayes reminded the board that security issues will still need to be sent out to the homeowners through the mail.

Alicia Henson opens up discussion for the filling of Board Positions and reiterates that the positions of President and Vice President are still open and asks if anyone would like to volunteer. No one responds and she states that Vicki Jans has expressed a desire to serve as President of the Association. Alicia makes a motion to nominate Vicki Jans as President. Kayti Borg seconds the motion, all agree and there are none opposed. Vicki Jans is installed as Board President. Next Vicki Jans makes a motion to

nominate Susie Martin to the position of Vice President of the Association, the motion is seconded by Alicia Henson and all agree, none are opposed. Susie Martin is installed as Board Vice President. Next a motion is made to nominate Kayti Borg to fill a Board position, Annette Blandino seconds the motion. All agree, and none are opposed. Kayti Borg is installed as a Board Member. Alicia asks if anyone else would like to fill an open board position and new resident Warren Rainville responds by raising his hand. A motion is made by Kayti Borg to nominate Warren to a board position, Alicia Henson seconds the motion, all agree and none are opposed. Warren is installed as a Board Member.

The meeting is opened up for New Business by Alicia Henson.

Resident John Yauger stated that he has an old set of keys to turn in for the old shed and padlocks.

Longtime resident Mr. Holt suggested that next year the board should send out all financial reports prior to the Annual Business Meeting to expedite the meeting. He suggested that the homeowners could review the information prior to the Annual Business Meeting to avoid having to go line by line reading everything.

Resident Kevin Hayes expressed concern regarding the board wanting to amend rule 14 against the keeping of livestock, particularly the keeping of wild ducks by resident in noncompliance with the rule. He stated that rule 14 is strong enough in it's current wording for the board to move against the infraction. Mr. Holt and Mr. Corley agreed with Mr. Hayes and stated that we have legal standing to move forward against the non-complying resident. It is stated that the majority of the community is in agreement that the keeping of ducks goes against rule 14 as expressed by the vote sent out. A discussion followed to withdraw the amendment since the rule is already covered in the Rules and Regulations. A course of action was discussed by Kevin Hayes suggesting that we have our attorney write a letter to a community member requiring him to remove his ducks. Mr. Holt stated that the board has the power to interpret the rules and make necessary rulings.

A suggestion is made by Tennille Halsen that we remind the homeowners in the next newsletter, that ATVs and motocross cycles are banned within Rainbow Springs. It is suggested that the Board send a reminder letter to the people in violation of the ATV ban. Also it was mentioned that the discharging of firearms in Rainbow Springs is against the county laws. It was stated that sometimes the sound of arms discharging often echoes through the valley from outside areas.

At 3:54 PM the meeting is adjourned by Vicki Jans