

Rainbow Springs Community Club
P.O. Box 388 Granite Falls, WA 98223
360.691.2683
October 25th, 2017

Minutes from the September 20th, 2017 Rainbow Springs Board of Directors Meeting – Minutes taken by Annette Blandino

The September 20th, 2017 Meeting of the Board of Directors was held at the Granite Falls IGA Café. The business meeting was called to order by Trustee Kevin Hayes at 6:45 PM. Also in attendance was President Vicki Jans; Trustees, Kenny Jans, Marty Schoos, and Susie Martin, and Business Ops, Annette Blandino, Not present but excused was, Pete Weinert, Amanda Bruce and V.P. John Angell, and vacationing, Stephen Moore. Also in attendance was community member Greg Nelson, and Chappel Rd. resident Conor Moen.

New Business, Public Comments and Special Requests: New Chappel Road resident Conor Moen was present to ask the board of directors for permission to access the back side of his property through the dead end at 120th. The purpose would be to clear the backside of his property on the hillside facing 120th, and replacing the fencing. The plan was to access the property twice this year. There would be no diversion of water. A temporary locked gate will be installed, and if an extension is needed Mr. Moen will contact the association. Kevin Hayes made a motion to allow Mr. Moen access for improvements 2 to 3 times a year. Vicki Jans seconded the motion and all were in favor.

President's Report: No report at this time.

Vice President's Report: V.P John Angell absent but excused– no report at this time.

Business Ops: The Meeting Minutes for the August 2017 meeting was reviewed. A motion to accept the August meeting minutes was made by Kevin Hayes, and seconded by Marty Schoos. All were in favor. The Profit and Loss statement for September was reviewed, and the Banking Account Balance sheet was also examined. A motion to accept the financial report was made by Kenny Jans, the motion was seconded by Kevin Hayes, all were in favor.

Correspondences and Communication: The Communication to and from the association was reviewed. Complaints filed by lot owners regarding their neighbor's chickens and their new ensuing rat problems was discussed. The board decided to ask the attorney to send out warning letters to the two rules violators who were discussed. Also discussed was complaints that some people were allowing full time residents to reside in trailers on lots with single family dwellings which is against county zoning, and impacts property values. The board will look into those cases, to see if a warning letter is appropriate. Also, the newly received insurance quote was reviewed. The quote was accepted with a motion from Kevin, and that motion was seconded by Kenny Jans,

provided the broker can clarify the medical coverage outlined in the quote. Annette will call the broker in the morning for further clarification.

Committee Reports:

Regarding the Gate/Keypad: Annette contacted the newest residents to arrange for their new gate remotes. One each will be provided. Additional remotes will be \$30.00 each.

Regarding Roads: Kenny Jans reported that Quil Ceda Paving will be doing some crack filling on some sections of roads to extend the life of the asphalt, as soon as weather allows. The more seriously damaged sections of road will be removed and re-paved. The paving budget was reviewed, and although we are still short, since not all people have paid their paving assessment, the board decided to proceed as far as the funds will allow. Kevin made a motion to have Quil Ceda come out as soon as we can get on their schedule. Marty Schoos seconded the motion.

The issue of heavy brush and trees in some of the easements was discussed. In several areas the brush and trees create a vision obstruction for drivers. Letters will be sent out to those who need to clean up their easements.

Kevin discussed the need to carve out a shallow swale along the entrance hill to re-route drainage water. Kevin, Kenny and Marty will be the dig crew, as well as a resident who has volunteered to help. Kenny suggested we call 811 before digging, to locate the phone line that runs along that hill.

Regarding the Dam and Lake: The stop logs for the dam strainer need to be adjusted to regulate the lake level.

Regarding the Parks and Common areas: Stephen was not present to discuss the schedule to meet with the arborist.

Andy's minor rate increase for mowing was reviewed. While the board found the rate increase was acceptable, it was decided that the board will send Andy a letter with an invitation to the next board meeting. The board would like to outline their expectations with him.

Regarding Community Information:

The Bulletin Board: No report- John not present.

Newsletter: Article ideas for the next Newsletter were discussed. An update on paving, an article about the new remotes, an article about our new collections contract, and reminder to make sure children are not blocking traffic, by playing in the road were suggested. Also, a reminder that a majority of the voting members of the association voted against allowing chickens will be included.

Welcome Packs: It was reported that 2 welcome packs were delivered in September, and we are waiting on 4 other escrow closings.

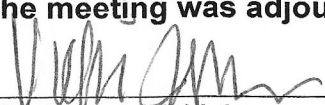
Unfinished Business & General Orders:

The board was updated that the family constructing a home on Div. 2 Lot 72 had moved out of their on-site trailer for the duration of their build.

The list of debtors and our collection efforts was reviewed. Kevin made a motion to send out a lien/collections warning letter to all those who were over 90 days past due, at Annette's request. Vicki seconded the motion. All were in favor. Those who do not respond will be sent to directly to EACM for collections.

The list of the action items that were not completed during the Work Party was reviewed. Many of the items will have to wait until Spring. Most urgent was the drainage on the entrance hill. Also, Kenny and Kevin will inspect the area where a resident has improperly placed their fence on RS property. A surveyor may be needed, with Blue Spruce, to rectify the issue.

The meeting was adjourned by Kevin Hayes at 8:34PM

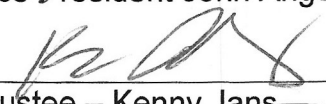


President Vicki Jans

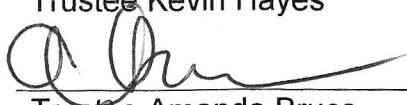


Vice President John Angell

Trustee Kevin Hayes



Trustee - Kenny Jans



Trustee Amanda Bruce



Trustee - Marty Schoos



Trustee - Pete Weinert

Trustee - Susie Martin

Trustee - Open