



Rainbow Springs Community Club, Inc.

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

Board of Directors Meeting Minutes

September 18th, 2024

Meeting called to order by: Jacob Bruce at: 6:35 pm

Minutes taken by: Maelissa Knobel

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

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

Homeowners Present: Misty and Alicia

Special Requests from Homeowners: None

Treasurer report:

1. Review and Approval of August Financials
 - a. We have 158 paid properties, 41 unpaid, 14 with a balance of 1k or greater, and 1 property payment pending.
 - b. Greg motioned to approve Financials, Maelissa seconds, all in favor, none opposed.
2. Community Violations Update
 - a. Brian will assume ownership of this task beginning in October.
 - b. One lot needs a cut back letter sent.
 - c. Warning letters need to be sent for dog rule.
 - d. Maelissa will help Brian get access and trained in the process.

New Business:

1. Approval of August Meeting Minutes
 - a. Jake motions to accept meeting minutes, Kyle seconds, all in favor, none opposed.

Ongoing Business:

1. **Gate:**
 - a. Maintenance recurring discussion



- i. (Kyle) Gate maintenance inspection update – When doing the monthly maintenance, it was identified that a component was failing and needed to be replaced before causing additional damage. We are awaiting the parts to be delivered so that the repair can be completed. The gate company is checking to see if the parts can be warranty replaced.
- ii. Kyle will check the cameras and review activity from 9/18 @ 2:09pm.

2. Property Management

- a. (Jake) Gate Remotes
 - i. No action needed at this time
- b. (Jake) Homeowner Welcome Baskets
 - i. No action needed at this time
 - ii. A homeowner who didn't receive a welcome basket from 2021, Maelissa can research and deliver.
- c. (Maelissa) Delinquency Update and Next Steps
 - i. Collection process for the beginning 14 properties has started. MacPhersons will work with the attorney to begin the demand and lien process.

3. Board Members:

- a. Supplies were collected from Dalton and Chanel
- b. Nominations for board members
 - i. Misty expressed interest in joining the board and would like to help save money for the community. Would like to keep the community clean and kept up. She understands the term is a minimum of one year.
 1. Misty would like to be nominated into a trustee position, Maelissa motions to accept Misty contingent on dues, Jake seconds, all in favor, none opposed.
 - ii. Alicia expressed interest in joining the board and would like to help keep costs down and help the community. She understands the term is a minimum of one year.
 1. Alicia would like to be nominated into a trustee position, Maelissa motions to accept Alicia contingent on dues, Jake seconds, all in favor, none opposed.
- c. Any pre-planned absences for the October 16th Meeting?
 - i. None currently

4. Dam/EAP:

- a. (Jake) Dam project update – We need to schedule the inspection with the new engineering company that has agreed to work on the project. They will review our prior engineering documents and recommend any edits or enhancements. Once finalized we can review the next steps to begin the work.
- b. We paid a \$1200 retainer for the new engineering company (approved prior meeting)

5. Amenities

- a. Parking Passes
 - i. The fourth round of parking passes will be mailed by 9/20/24, only 3 mailers this month. Depending on volume through winter could reduce to a quarterly mailing.
 - ii. Would be beneficial to investigate an automated process moving forward.



- b. Maintenance
 - i. (Jake) Discussion on road maintenance
 - 1. Nothing requiring action before winter that we are aware of.
 - ii. (Jake) Any update on the enclosure Marty sent?
 - 1. No update to provide currently

6. Communications and Follow-up

- a. (Maelissa) Email
 - i. No action needed at this time
- b. (Maelissa) Website
 - i. Everything is up to date
- c. (Maelissa) Calls
 - i. Discussion on who will take on managing calls/voicemails
 - 1. Alicia can take on monitoring/managing the voicemail box, Maelissa will show her what needs to be completed.
- d. (Maelissa) Document Retention
 - i. All files have been uploaded to Dropbox

7. Open Forum

- a. Any board member items to share/discuss
 - i. Reminder that any electronic voting needs to be unanimous for it to be passed and logged reactively in the following meeting minutes.

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

Meeting adjourned by: Jacob Bruce at: 8:11 pm