

**Rimrock Meadows Association
Board of Director's Meeting Minutes
November 3, 2018 9:00AM
Ephrata Senior Center
104 C St NW Ephrata, Wa**

Board Members Present: Matt Walters, Chairman; Carolyn Johnson, Secretary; Mike Campbell, Jeff Deline, Vice President; Cindy Alsop; Julie Lindgren; Dave Mayer, Treasurer

Others Present: Kevin Danby, President; Michael Wyman, Attorney

Call to order and notation. The meeting was called to order by Matt Walters at 9:08 a.m.

1. Review Code of Conduct and Confidentiality
2. Chairman's Statement
3. Approval of September Board Meeting Minutes: Cindy made a motion to accept the September minutes as written and Jeff seconded it. Motion was unanimously approved.
4. Committee Reports

a. Planning

Routine Business: The drive around was completed in October, and there are some members that didn't complete the application process but began building. The Committee is addressing this.

Cindy recommends that RRM provide the Planning Committee with an iPad for the chairman to use. This would replace the use of a personal computer for confidential documents. Everything on all personal computers belonging to Planning Committee members would also be uploaded to Cloud. The cost would be approximately \$250.00.

Dave made a motion to purchase the iPad for the planning committee and Carolyn seconded it. All were in favor, and motion passed unanimously.

General report concluded with progress being made with various member's clean up of their lots.

More discussion was held regarding the clean up of lots that Rimrock acquired back from previous owners. A work party will

be set for March to take care of some of these. Cindy is going to get a quote from RT Hauling for getting rid of the 300 tires on prior member's lot. Another quote will be acquired for the hay bail structure as well.

Extended Stay Permit: The concensus was that the new permit, if voted for by the membership at the annual meeting in 2019, will be called *Seasonal Temporary Structure Use / Permit*, and that clarification was needed regarding the use of temporary structures on multiple lots.

Kevin will be redrafting the wording for the ballot regarding lot use and have it ready for the board meeting in January.

b. Fire Protection

Building Progress: Everything is finished on the new firehouse except the HVAC that still needs electric to it. We had some cost overruns, but with total cost coming to between \$150,000 to \$160,000 when it's finished—only being 5% over budget.

c. Concealed Carry Insurance:

Kevin is going to research various insurance companies and will get back to us with his findings by email. He'll be looking into this for Jose as well. The board had no concern about Kevin purchasing and informing the board later about his purchase decision.

d. Member Complaint:

Kevin will ask member what he'd like to see happen regarding the complaint.

5. Old Business

- a. L.B. Update: An Executive Session for potential litigation was called for 20 min. (10:50-11:10.) Mike made the motion and Cindy seconded it. All were in favor. Motion passed and executive session for potential litigation began at 10:50 a.m. The board chair extended the meeting by declaration multiple times, therefore session ended at 11:47 a.m.

Action was delayed till the next board meeting convenes. We will have a Tele meeting on 16th of November, if necessary, to discuss this further or if action is needed sooner.

6. New Business

Three intersections on the 2-mile stretch of county road will be getting 60' of culvert. The county is requiring this, however, Rimrock must pay for it.

a. Budget Report YTD: The budget was reviewed briefly, as it looks good.

7. For the Good of the Order: a board member was asked about location of meetings. We will let it stay on the East side for the time being as the annual meeting location was received well in its new location.
8. Next Meeting- January 19th
9. Adjourn: Cindy made a motion to adjourn the meeting and Matt seconded it. All were in favor and meeting adjourned at 11:58 a.m.