

# Rimrock Meadows Association

## Annual Meeting of Members—Minutes March 9, 2019—1:00 p.m.

Ephrata Senior Center  
104 C St NW Ephrata, WA

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

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

1. Call to order and notation: Matt Walters, Chairman, called the meeting to order at 1:00 p.m.
2. Introduction of Head Table by Matt Walters
3. Certification of Meeting Quorum—Matt Walters announced that a quorum was reached.
4. Opening Remarks by Kevin Danby—Kevin stated that this is his twentieth annual meeting as manager of Rimrock Meadows. 227 people have cast their ballot by mail-in ballot. There was a count of fewer than 50 members in attendance at the meeting.
5. Treasurer's Report by Kevin Danby: A summary was presented of our budget for 2018 and 2019 and Kevin fielded questions from the members in attendance. 21-22 lots were sold after November first, which is unprecedented. August was slow in sales due to smoke. Regarding the tax auction lot buyback: our budget for next year is \$30,000. Johns real estate corporation wound up with 12 lots. He made the board an offer to sell the 12 lots to the Association for \$12,000. The board approved the purchase. Kevin explained about how he comes up with the budget each year and tries to err on the side of caution and tries to pad it a bit. Regarding the income side of the budget, it is hoped that the new budget will reflect what are revenue was the previous year rather than what is actually budgeted as an expectation for the current year. Mike Campbell explained what would likely be purchased to outfit our fire trucks and volunteers in the coming year. The reserve account amounts to our CDs, Annuity, and Mutual Funds. The goal for the state was to minimize the unhealthy associations. We only need to contribute a small amount each year to the reserve fund.
6. Election of Directors (Proposal No. 1)—Our new board members this year are:

Rob Edinger, 12-year member

Julie Lindgren, 10-year member and one previous year on the board

Bill Higley, Four previous years on the board

The two board members timing out are Matt Walters and Cindy Alsop.

7. Budget Approval (Proposal No. 2), Kevin Danby: Budget passed
8. Covenant Amendment (Proposal No. 3) Kevin Danby: Kevin shared a background story of how the handling of winter visitors has been done and explained the 180-day rule in our covenants. Our attorney has advised over the years that the rule is very difficult to enforce. People had been staying in unsafe and unsanitary conditions during the off-season months. During the last several board meetings we wrote and re-wrote a new covenant along with its explanation. April 1<sup>st</sup> through October 31<sup>st</sup> we don't have any restrictions and it is now 215 days instead of 180 days stay. Beginning November 1<sup>st</sup> we are subject to radical weather and water is shut off in the campground. Overnight stays beyond nine days in each of those months may be permitted by the Planning Committee, with the member filling out an application form and receiving a permit for the stay.

Kevin mentioned that we currently have eight full-time residences at Rimrock. He fielded questions regarding proposal #3. There was some concern from members about right to property access being removed and also the time line required before receiving permission to remain on lot in excess of nine days stay. Matt deferred some of the discussion to be brought up later in the general discussion portion of our agenda, because it was off topic. It was stated by Cindy Alsop that the permit form has not been created yet, and that should any member have input for its content, please fill out a communication form in the clubhouse to give input or email the Planning Committee. We have till November to create this form.

Ballots were collected for counting and announcement of results coming later in the meeting.

9. Security Update, Kevin Danby: We had four break-ins last year with one in the spring and twice in November two days apart being at the same property. The second property was burglarized of a specific item and very valuable things were left behind. Kevin feels that those break-ins were from people with some inside knowledge. Try not to leave important valuables at Rimrock over the off-season months. It's a good idea to leave blinds open for a burglar to see you don't have anything of value so you don't have the expense of a repair from the break-in. Game cameras are recommended.

Planning Committee chair: Cindy stressed the importance of filling out the communication form and also shared the email address (on the website for that too) for comments and thoughts toward the new form that will be serving as a permit. She asked for volunteers for the Planning Committee. She introduced the Planning Committee members who were present.

10. Manager's Report: Plaques for outgoing board members were awarded and handed to Cindy Alsop and Matt Walters in thanks for their service.
  - a. Election Results—All proposals passed. Proposal #3 showing 316 in favor and 51 opposed (91% in favor.)

11. General Discussion & Questions: A question was asked about free Wifi. It's been an ordeal on our ISP and our staff equally. The provider has upgraded the radios and another one added by the kitchen bar BQ area. We paid for the radio and they have the ability to be programmed where a person would pay a fee to have a superior product available to them. Right now Kevin doesn't foresee any changes as it's been fairly trouble free currently. Downloading movies and doing live streaming is definitely not recommended.

Thanks were given to Kevin and Jose from a full time resident for the plowing to his home. Tours available by request to Kevin to see the new firehouse. Kevin announced how the county claimed that they do not have the responsibility to maintain the entrance road, although they've been doing it since 1984. (Mesa and Coyote Trail were originally going to be public roads) Kevin wrote the board of commissioners a letter requesting the road be sprayed with dust inhibitor and the county took over the responsibility of the main entrance roads. We will have a much higher level of maintenance going forward. They are to plow in addition to providing the dust control.

12. Quiz & Drawing, Kevin Danby: Kevin gave a bit of interesting history of Rimrock. He also has a two-page newspaper article about Rimrock from the Wenatchee World dated 1984 that was on the entrance table for members to take a look at. Any person who would like to have a copy of this to frame and hang in your "cabin", please get your name to Kevin or Karee in the office. There will be a small fee for getting the copying done at Office Depot.

Meeting Adjourned at 3p.m.

*Respectfully Submitted*

*Carolyn Johnson, Secretary*