

**Rimrock Meadows Association  
Director's Meeting  
April 28, 2018—9 a.m.  
104 C St NW (1 block N of Courthouse)  
Ephrata Senior Center  
Ephrata, WA**

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

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

Call to order and notation: Matt Walters called the meeting to order at 9:03 a.m.

1. Matt Reviewed Code of Conduct and Confidentiality.
2. Chairman's Statement—The board welcomed Julie Lindgren as our new board member.
3. Approval of January and March Minutes—Dave made the motion to approve the January and March board meeting minutes as presented. Jeff seconded the motion. All were in favor. Motion passed.
4. Committee Reports—
  - a. Planning—Cindy reported Rob Edinger has been added to the Planning Committee. She stated that everyone is active and working together. There are seven new building applications and a few more from last year that are making progress. 37 notices were sent out to members with derelict RV's. Cindy explained a brief overview of planning committee procedures for understanding by the incoming board members. The committee is striving to clean up the lots we have taken back from members. The logistics of getting rid of 300 tires was discussed, and the board arrived at a solution.

Mike Campbell made a motion to go into executive session for governing document enforcement proceedings for 30 minutes. Cindy seconded the motion, and all were in favor. Motion passed. Executive session began at 9:23 a.m. and concluded at 9:53 a.m.

Dave Mayer made a motion to send a 3<sup>rd</sup> notice to member J.W. which will include fines retroactive to the 20<sup>th</sup> of April 2018. Julie Lindgren seconded the motion. All board members were in favor. Motion passed.

Mike Campbell made a motion to send a 3<sup>rd</sup> notice, which imposes fines retroactive to the 14<sup>th</sup> of April 2018, to member R.C. Dave Mayer seconded the motion and all were in favor. Motion passed.

Dave Mayer suggested shortening the required response time from members who receive the soft letter to 15 days.

“Stop Work” signs were approved by the board awhile back (for those that began building without a permit) and an “Unkempt Lot” sign was designed along with a “Health and Sanitation” sign. After discussion by the board, it was decided that we would keep it with just the “Stop Work” sign and not adopt the two new signs. However, the “Stop Work” sign is going to be changed to say “Notice of Violation” with boxes to check that will include a stop work order for those without a permit to build.

b. Extended Stay Permit—the Covenant #10 under temporary structures was discussed. Kevin suggested some change of wording, and Julie is going to take on the job of changing the language of the covenant to reflect what the Board discussed.

c. ATV—The staff will be doing the classes for ATV use at Rimrock on Saturdays between Memorial & Labor day weekends.

d. Fire Protection/Truck Status—

i. Mike reported on the condition of our fire trucks and the repairs that are needed on the functional trucks. Trucks & storage tanks are all full and ready for the season.

ii. Proposed Building—waiting on permit from building department. The site is prepped. A new Rimrock member out of Seattle said he would beat anybody’s price. The workers can be put up at the Manager’s house to save on cost of project. All the sub-contractors are lined up and ready to begin. Kevin is just waiting for the permit.

5. Old Business—

a. Dog Run is complete at half an acre in size. Dog waste baggies and a container to put it in is provided. Kevin will be working on getting water to it as well.

b. Grazing Lease is complete. We now have a 10-year lease with Mr. Billingsley.

6. New Business—

a. Budget Report, year to date, includes lot sales of 19 lots so far this year.

b. Road/Lot Conditions— Roads are dusty already. Conditions are good. We didn’t have as hard a freeze or as much snow this year.

- c. Pool Status—Kevin started everything up last week and overall everything worked better than normal, and He was able to work through any issues. Pumps are running, and the solar is working. The automatic cover repair plan is to have Rick Kamstra reach over the fence with the backhoe and pull it up and over to be able to work on it. It has to be unrolled and reinstalled.
  - d. Meeting Frequency—It was decided that the board needs to meet every six weeks. June 23rd was selected for the next meeting. Time to meet will be 12:30 p.m.
- 7. For the Good of the Order—
  - 8. Next Meeting—June 23<sup>rd</sup> at 12:30 p.m.
  - 9. Adjourn—Mike Campbell made the motion to adjourn. Jeff Deline seconded the motion. All were in favor. Meeting adjourned at 11:38 a.m.

Respectfully Submitted,

*Carolyn Johnson, Secretary*