

**Rimrock Meadows Association  
Director's Meeting  
April 22, 2017—9a.m.  
Ephrata Senior Center  
Ephrata, WA**

Board Members Present: Matt Walters, Vice President; Carolyn Johnson, Secretary; Cindy Alsop; John Koppang, Chairman; Bill Higley, Treasurer; Dave Mayer

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

Call to order and notation

John Koppang called the meeting to order at 9:03 a.m.

1. John Reviewed Code of Conduct and Confidentiality. Kevin distributed copies of an updated Code of Conduct form that had been adopted at the last Board of Director's meeting.
2. Approval of March Board and Membership Meeting Minutes  
Bill Higley made the motion to approve the March Minutes and the Membership Meeting Minutes, and Cindy seconded it. All were in favor. Motion passed. Cindy made motion to excuse Joe Schaefer from the meeting due to health issues. Bill seconded it, and all were in favor. Motion passed.
3. Committee Reports
  - a. Planning Committee: An official Planning Committee meeting was held on March 25<sup>th</sup> from 9:30 a.m. to 3:00 p.m. A review of notices was accomplished. The first drive around is scheduled for May. They are working with lining up R.V. places that will haul out old trailers for us. Updating of documents is ongoing including the Stop Work Orders and the signs for such. A discussion of a nominal application fee was explored and discussed for the 2018 season.

*(Matt moved that we go into an executive session for discussion of enforcement and potential litigation at 9:30 a.m. for 20 minutes. Dave seconded it. All were in favor. Motion passed. Executive session concluded at 9:50 a.m.)*

(Continuation of Planning Committee Report above)

Unpaid monetary fines were given over to Rimrock office staff to expedite collection. Dave made a motion to send member SL to collection agency for collection. Matt seconded it. All in favor; motion passed.

- b. ATV Committee: Nothing to report this time of year. Rule and safety clauses will be stressed on memorial weekend.

- c. Fire Protection Committee:
  - i. Truck Status: A new fire truck was purchased recently. 300 gal. tank with 4-wheel-drive. With regards to selling the trucks; the Seagrave truck still needs some repairs to it before putting it on the market. Kevin will be working on seeing this done. The three primary trucks will be filled with water soon.
  - ii. Proposed Building: We are collecting bids from two sources.

#### 4. Old Business

- a. Showers: Showers are open with a lot of positive comments from the membership regarding the improvements with new tiling work that was accomplished. The plumbing is also now hidden, and lights were replaced. Thank you, Mike Campbell!
- b. WiFi: We will be purchasing on a monthly basis a certain amount of bandwidth for \$125.00 a month. It will be free for members in the campground. It will have a password that a member will need to get from the office. Another hot spot will be placed near the kitchen and BBQ area. If people stream videos, and others cannot get online to check email, then nothing can be done about it as it is free. A handout will be given to all those who acquire a password informing them of the request not to download or stream videos so that other members will be able to access their emails.

#### 5. New Business

- a. Grazing Lease: Kevin is asking the Billingsley's if they have an electronic copy of the lease they have with the Nature Conservancy, so that we can adjust it for Rimrock. After we make the adjustments, we will be accepting the lease for ten years retroactive to a year ago to match that of the one they have with the Nature Conservancy.
- b. Budget Report YTD Including Lot Sales: Kevin has enough room in our lot buyback program to purchase two more lots. Sales are doing fine. The audit was completed and will be sent to the appropriate Federal authority this month. We owed an additional \$1,100 for income taxes that were in addition to the quarterly payments previously made.
- c. Road/Lot Conditions: Mesa was fixed and then a heavy rain caused a large channel on that road. Rick Kamstra was given a budget ceiling for road repairs to fix as he sees the need. A propane truck making a delivery got stuck and had to be towed. Two tow trucks got stuck at a lot, and Rick Kamstra came out and got them out. Our tractor got stuck, and Rick Kamstra got it out.
- d. Pool Status: The pumps work and the pool holds water. We lost some tile around the step and in a week or so, Kevin will drop the pool about six inches in order to fill the crack that caused it. Kevin replaced the solar pump, wired and plumbed it in. He went to a bigger pump and it raised the pool temperature by several degrees. Some cement dust got into the pool and stuck around the edges and on the steps. It does not brush off. Short of

draining the pool completely dry, nothing can be done about it right now. A sign will be posted explaining what it is and that it is not loose dirt. A designated eating area will be fenced off within the fenced pool enclosure. This picnic area will be graveled. A couple of picnic tables and garbage can will be placed there. The deck cracked in some places over the winter. We have to have some wiring done for the pool lights and that is being taken care of. A 500-gallon chlorine tank from Orca will be brought out in order to do a bulk delivery.

- e. Location of 2018 Meetings: We discussed the possibility of moving the annual meetings and board meetings over to the east side of the mountains. We have had such a small percentage of members who attend the annual meeting but who mail in their ballot, that it should not pose a problem to get a quorum. Trying it out a year to see how it works is what we could do. The rental of the room for the meeting in Bothell is \$1,500. We can get a room in Ephrata for much less. Dave made the motion to have all regular board meetings and the annual association meeting in Ephrata. Matt seconded it. All were in favor; motion passed. Beginning in January, 2018, all board meetings and annual membership meetings will be held on the East side of the mountains until further notice.

*The board members took a break for lunch at 11:40 a.m. and reconvened the meeting at 12:20 p.m.*

(Continuation of New Business)

- f. Feasibility of Adding a Plow to the Chev 1 Ton: Kevin is obtaining information and bids on plow packages. Plowing with the open tractor in below freezing temperatures is what we've been doing all along; adding a plow to the truck would allow the driver to keep warm in a heated truck. Due to our weather conditions, it would make sense to do this. It would also be faster plowing with the truck than the tractor. The tractor goes only 5 mph. Kevin is going to look into the feasibility of a used plow and attachments.
- g. Review of Hunting Policies: Guests have to be accompanied while hunting with a member, if hunting on the The Nature Conservancy (TNC) easement (Rimrock Division 6,7 and "b") of which Rimrock retains ownership. Kevin asked if we should have stricter guidelines, such as each person, including the member, needing to have written permission from the office and the party of hunters needing to be limited in number. If a member hunts without permission, they are trespassing. A sign needs to be added to the gate on Old Todoro road indicating this. Dave made the motion that hunters need to have Rimrock's written permission **only**, per individual and up to four guests who also need to have written permission. Matt seconded it. All were in favor; motion passed.
- h. For the Good of the Order: Some hookups are getting wobbly but are still serviceable. Site markers get replaced.

6. Next Meeting: Set for Saturday, September 30, 2017
7. Adjourn: Matt made the motion to adjourn the meeting. Cindy seconded it. All were in favor to adjourn 1:17 p.m.

Respectfully Submitted,

Carolyn M. Johnson, Secretary