

**Rimrock Meadows Association
Board of Directors Meeting—May 7, 2016
Ephrata, Washington**

Minutes

Board members present:

John Koppang, Chairman; Mike Campbell, Vice Chairman; Bill Higley,
Treasurer; Carolyn Johnson, Secretary; Matt Walters; Cindy Alsop

Others Present:

Kevin Danby, General Manager and President; Michael Wyman, Attorney;
Carl Cook, member.

Call to order and notation.

The meeting was called to order at 9:06 a.m. by Chairman John Koppang

1. John Koppang reviewed Code of Conduct and Confidentiality.
2. Approval of March Minutes:

John Koppang moved to approve The March meeting minutes. Bill seconded the motion, and it was approved unanimously.

3. Committee Reports

- a. Planning Committee

Cindy Alsop presented a report regarding the drive around. 30 notices were mostly FYI notices. There are 6 out of the 30 that weren't just RVs. Some had letters sent out previously, and a second letter will be sent out to those non-responders.

Mike has been streamlining the application for building so it is easier to complete. Road Runner was informed as to a possible influx to them of requests to remove RVs.

Updating the website is recommended to include the building app and covenants to make these easier to find.

Changes in Procedures: When a second notice is sent to a member, the planning committee votes. If a third notice needs to be sent that will impose fines; the board will vote to send it.

MNIGS Status: We only have one member not in good standing at this time.

Matt Walters made a motion to go into executive session for discussing enforcement of governing documents and possible litigation for one half hour. Dave seconded it. Passed unanimously. Began executive session at 9:25, and it was extended by an additional half hour for the same purposes. Session ended at 10:25 at which time, the regular open meeting resumed.

Matt Walters made a motion to have our attorney follow through with, and commence a collection action regarding a member discussed during executive session. Dave Mayer seconded the motion, and the board unanimously approved it.

b. ATV Committee:

Kevin Danby discussed reasons why certain trails have been closed to ATVs and are open only to hikers and equestrians for safety reasons. ATVs can only be driven on gravel roads or private property. Some signs have been somewhat damaged.

c. Fire Protection Committee:

Kevin expressed gratitude to Mike and Matt for the trip to Colorado to purchase a fire truck. Asking price was 12,000 but they got it for 9,500.00. We now have a 1978 Ford Becker with a Caterpillar motor. Thank you Mike Campbell and Matt Walters for sacrificing vacation time and making the trip to acquire this equipment for Rimrock!

Our next move with the four other trucks are as follows:
The old yellow truck will be sold as the Becker replaces it.
The red seagrave pumper we're keeping.
The Dodge brushtruck will be sold

We are getting rid of most everything we have because they are worn out. We need three trucks total: a tender, a brush truck, and an attack truck. We now have the tender. A Skid unit will be purchased.

Mike is going to continue looking and investigating for other equipment to purchase and will come back to the board for approval when he finds something.

4. Proposed Building:

Mike made a motion to build a building to house our fire trucks. He presented the information he has researched and acquired thus far, and it was decided more information is needed.

Mike will get some prices for the framing and also for building the entire structure. Move forward in gathering numbers and options and the board will confer and discuss as appropriate when the time comes.

5. Old Business:

a. Update Bylaws and Ensure Governing Docs are Consistent.

Our attorney, Mike Wyman, stated that the board should consider striking the last 2 sentences of article 1 from the bylaws based on ambiguities and contradictory language. It was also recommended that we consider including a provision in our bylaws to include compensation in a reasonable amount to any board member who does an extraordinary amount of work on a project. In the future, the uninterested board members will vote to approve the compensation. Matt Walters moved to delete last two sentences of article 1 of the bylaws. Dave Mayer seconded it. The Board unanimously approved it. Michael wrote and presented the wording for the bylaw amendment concerning the board member compensation, to-wit:

“Members of the Board may receive from the Association reasonable compensation for services actually rendered to the Association provided that the compensation is approved by a majority of disinterested members of the Board. Members of the Board shall also be reimbursed by the Association for such reasonable expenses as they may necessarily incur in pursuance of the business of the Association.”

Carolyn made the motion to approve the proposed bylaw amendment, and Bill seconded it. The Board unanimously approved it.

b. Policy for Moving RV's from Storage:

78% of the voting members agreed that we should be charging to move trailers from and to storage. It takes two workers to do the moving of a trailer and 15 minutes to complete the move. It was suggested that \$10.00 should be the fee for each trailer moved by staff. Dave Mayer made a motion to charge \$10.00 in and \$10.00 out (per move per trailer) effective June 1, 2016. Flyers will go out to announce that. Mike seconded the motion and it was unanimously approved.

c. WiFi: currently free in campground temporarily.

Motion was made to adjourn for lunch by Bill and seconded by Matt. Unanimously passed at 11:30 a.m. Meeting was back in session at 12:00 noon.

6. New Business

a. Safety Zone/No Shooting Policy:

Kevin reminded that about 20 years ago the board voted that there is a no-shooting zone within Rimrock. The county gravel pit is a safe place to shoot. Kevin will look into petitioning the county commissioner to make Rimrock a no-shooting area except residential lots and for reasons to kill a rattlesnake or other predator. Kevin is going to research what is involved in getting the county involved.

b. 2015 Budget YTD/2016 Reserve Study: Kevin had hoped the reserve study would be ready by this meeting but it wasn't complete. It involved several hours with the reserve study specialist. They have charts on expected life spans. They took our investments (as opposed to working capital) and called it reserve funds.

c. Future Website Hosting

Cindy would like to update the Planning Committee page on our website. She also proposed using the current domain and "Square Space" for building an entirely new website. It would cost \$10.00 per month. Motion made to go ahead with this change was made by Mike Campbell. Matt seconded it. It passed unanimously. Cindy will be doing the work of setting it up.

d. Budget:

Kevin presented budget to date. All looks good with revenue and expenses.

Executive session for potential litigation for 15 minutes: Cindy made the motion and Dave seconded. It was unanimously approved at 1:20 p.m. until 1:35 p.m. at which time the regular open meeting resumed.

7. For the Good of the Order:

Bill recommended the furtherance of the education of our employees in areas lacking such as weed operator's license and also quick books and accounting procedures. We may need to increase the education budget for this.

8. Next Meeting:

October 8th for board meeting. Dave made the motion for the next meeting and Bill seconded it. All in favor.

9. Adjourn:

Cindy made a motion to adjourn the meeting. Dave seconded it. All in favor.

Respectfully submitted,

Carolyn Johnson
Secretary