

Rimrock Meadows Association- Regular Board of Directors Meeting  
October 3, 2015

Meeting called to order at 9:07 a.m.

The following persons attended the meeting: John Koppang (President), Bill Higley (Treasurer), Cindy Alsop (Secretary), Dave Mayer, Mike Campbell, Rick Phelps, Matt Walters, Kevin Danby (Manager), Michael Wyman (RR attorney), and members (2) Carl Cook and Joy Bird. Quorum existed for meeting and positive action by the board during the meeting.

1. Review Code of Conduct and Confidentiality: Introductions and review of meeting rules. Hand out of communication forms.

2. Chairman's Statement

3. Approval of prior special board meeting minutes: Motion made by Rick Phelps, seconded by Mike Campbell, and passed unanimously.

4. Committee Reports

a. Planning Committee: Started doing driving routes and sending out letters for covenant violations. We will send out a soft letter first then a structured letter then it will send it to the board to apply a fine if necessary. 16 letters were sent out by the Planning Committee. Kevin sent 8 advisory letters to those that might like their derelict trailers hauled off for free. Going to try to keep agreement with company for this service. The intent is for members to be aware and clean up/maintain their lot(s). Information will be on website. Drop it or continue. Motion to proceed with Planning Committee sending advisory letters and applying fines if necessary made by Mike Campbell, seconded by Bill Higley, and unanimously carried.

b. Motion to approve revised PC Operating Procedures made by Matt Walters, seconded by Cindy Alsop, and passed unanimously.

c. ATV: Activities average compared to chaos last year. Most people have appreciated this, some have asked that a sign be erected by their property. Reminding folks that RR is not an ORV park, need to be safe and follow the rules. Safe walking trails, biking and horseback riding.

\*\*Motion made to appoint Dave Mayer to the board as a director to replace Troy Bruschetto, who needed to resign from the board. Motion made by Mike Campbell, seconded by Rick Phelps, and passed unanimously.

5. John Koppang made a motion to go into closed executive session to discuss potential litigation and enforcement with Rimrock attorney and personnel issues for 93 minutes. Matt Walters seconded the motion, and motion unanimously passed.

The executive session was then proclaimed extended outside of the meeting room multiple times for the same purposes. Executive session ended at 11:18 a.m.

6. Perlmutter Easement: Request for easement to run a power line. Request is tabled until next year because of county road work.

## 7. Other Business:

- a. Motion made to approve new title for Jose as Assistant Manager by Rick Phelps, seconded by Matt Walters, and passed unanimously.
  - b. Motion was made to authorize the Planning Committee to be allowed to include a failure to remedy violation notice as well as authorization to notify a member that they are a member not in good standing. Motion made by: Rick Phelps, seconded by Dave Mayer, and passed unanimously.
  - c. Motion made by Rick Phelps as follows: Those members who have failed to come into compliance with Rirmock's CC&Rs and that have not remedied violations will receive a daily fine of \$10 and 30 days to comply. Motion was seconded by Matt Walters and unanimously passed.
- \*Members P.W. and M. W.: Motion was made to authorize Planning Committee to send Violation Letter with Daily Fine to said members by Rick Phelps, seconded by Matt Walters, and unanimously passed.

### BREAK FOR LUNCH

- \*Member I.N.: Motion made to find member in violation of Rimrock's CC&R's and for Planning Committee to send Violation Letter with Daily Fine to said member. Motion made by Rick Phelps, seconded by Bill Higley, and carried unanimously.
- \*Member D.C.: Motion made to find member in violation of Rimrock's CC&R's and for Planning Committee to send Violation Letter with Daily Fine to said member. Motion made by Rick Phelps, seconded by Dave Mayer, and carried unanimously.

## 8. Old Business

- a. New Rimrock Vehicle: 2010 GMC Acadia. Review of RR insurance policies. Kevin to use vehicle for personal commute and for RR business on and off RR property.
- b. Fires, Water Tank, New Fire Truck: Looking into getting a new fire truck for RR to replace the Big Red firetruck.  
\*Motion to purchase new fire truck and surplus old truck made by Matt Walters, seconded by Rick Phelps, and passed unanimously.

We need a new brush truck to replace Dodge brush truck. Use existing RR One Ton as platform. Mike Campbell to get numbers together to build brush truck.

c. Dues/Fee Increase/Results: Positive feedback for the most part. More people developing their lots, and less wear and tear on clubhouse.

d. Wifi: RR gets small rebate for usage so we are now covering some of the costs for internet. It seems as though we are hitting the sweet spot.

## 9. New Business

a. Marijuana Policy: Growing, smoking, selling, and trading. Rimrock is an association/HOA that does not allow agricultural growing or business. RR follows federal guidelines. We have had a few members smoking at the clubhouse and in their cars at the clubhouse. This is not allowed and the law needs to be followed.

b. 2015 Budget YTD/2016 Reserve Study:  
Campground fees increased for full hookups as well as member dues. By modifying the fees we have achieved RR operating in the black. Lots sales were suspended because we hit our sales goal. We anticipate increasing lot prices for next year.

c. Reserve Study: The state legislature has passed an RCW(state law) that requires some HOAs/associations need to have a 30 year projected plan for maintenance of facilities as well as a dedicated reserve fund for repairs. It is necessary that a reserve study specialist be hired to do the analysis. This will allow us to budget wisely and not be surprised by any repairs and give us another business tool. If there are 10 or more permanent homes in an association you must have this study. There are currently 6 permanent dwellings at RR and more than 10 capable of year round residency. Reserve Study was voted on and approved by the board last year.

d. Winter Projects: Repair of men's Clubhouse bathroom wall, shower tile work, tree trimming, misc. painting, and installation of outdoor fish cleaning station.

d. Possible topics for Annual Meeting Ballot:

\*Members to vote whether charge or not charge for moving trailers in and out of storage to campground.

\*Future: build a multipurpose all weather storage building to house Fire Trucks, maintenance supplies, etc.

10. For the Good of the Order: None

11. Next Meeting: 1/30/2016.

12. Meeting was adjourned at: 1:53 p.m. Motion to adjourn made by Mike Campbell, seconded by Matt Walters, and carried unanimously.