

Rimrock Meadows Association  
Board of Directors Meeting  
January 24<sup>th</sup> 2015  
Bothell, Washington

The Board of Directors Meeting was called to order by Chairman Chuck Cox at 9:00 AM.

**Attending Board Members:**

John Koppang; Carolyn Johnson; Chuck Cox; Rick Phelps; Bill Higley; Troy Bruschetto and Mike Campbell

**Other Attendees:**

Attorney Michael Wyman; Manager and President Kevin Danby

- 1. Review Code of Conduct and Confidentiality / Chairman's Statement** was discussed amongst the board and used as a reminder for all board members to adhere to this mandatory policy.
- 2. Manager's Annual Review:** Executive Session – 10 Minutes – Personnel issues and employee performance evaluation. Motion to go into executive session was made by Bill Higley and seconded by Mike Campbell. Motion was unanimously approved.
- 3. Approval of October Minutes:** The minutes from the October 2014 meeting were approved. Mike Campbell presented the motion to approve the minutes and Carolyn Johnson provided the second. The board unanimously approved the motion. The board also discussed adding John Koppang to the signature card at Washington Trust Bank as a back-up for Kevin Danby, the primary authorized signer, in case he is unavailable. Carolyn Johnson made the motion to approve the addition of John Koppang as an authorized signer and Rick Phelps provided the second. The board unanimously approved the motion.
- 4. Compensation Proposal:** The compensation proposal for Rimrock employees was discussed. Motion was made by Mike Campbell and seconded by Rick Phelps to approve the compensation package. The motion was approved by the board.

## 5. Committee Reports:

- a. **PLANNING COMMITTEE:** The planning committee reported that in November 2014 there were 5 letters sent to members who had violated Rimrock's un-kempt lot policy. Most of the members responded to the letters and have cleaned up their lots. It is important to note that Rimrock management and the planning committee has a good relationship with Douglas County and provides oversight on an ongoing basis throughout the year.
- b. **ATV:** No conflicts or issues to report.

## 6. Old Business

- a. **Budget Review 2014:** Areas of discussion included attorney fees, fuel charges, director fees and bank services. Expenses for 2014 came in slightly higher versus the estimated amounts.
- b. **Executive Session: Personnel Report & Pending Litigation Legal Issues:** Executive session, for 66 minutes, began at 10:11 AM and was concluded at 11:17 AM. Mike Campbell presented a motion to go into executive session to discuss personnel issues and pending litigation and Bill Higley seconded. The board unanimously approved the motion.

## 7. New Business:

- a. **Covenant Violation Fine** – The board discussed and approved the proposed language to replace the existing language of Article V: General Provisions of Enforcement of Covenants for members. Mike Campbell made a motion to approve and present the proposed changes to the membership and Rick Phelps seconded. The board unanimously approved the motion.
- b. **5.2 Bylaw Amendments** - Carolyn Johnson made a motion to amend the Bylaws to Article V; Section 5.2 of the Bylaws. Bill Higley seconded. The board unanimously approved the motion.
- c. **Vapor Cigarette Ban** – The board decided to follow the existing and future rules and laws of Douglas County and Washington State. Currently, rules and laws are being discussed by both government entities.
- d. **Response to Dues Increase** – No response by membership has been reported.
- e. **Past Due Accounts** – Discussed penalties and resolutions of members with past due accounts.

- f. **Proposed Budget Review 2015:** Reviewed the 2015 budget.
- g. **Review Annual Meeting Documents:** The board reviewed the annual meeting documents.
- h. **Board Candidates:** Reviewed the potential candidates for board position openings.
- i. **Annual Meeting Agenda, March 8, 2015:** The board reviewed the annual meeting agenda items. John Koppang made a motion to approve the annual meeting agenda, budget, and ballot and submit them to the membership for possible approval. Carolyn Johnson seconded. The board unanimously approved the agenda, budget, and ballot.
- j. **Open Range Law:** The board discussed open range laws in Douglas County as the rules pertain to Rimrock Meadows.

**8. Manager's Report:**

- a. **Winter "Guest" at Rimrock, 180 Days:** The Board discussed that there might be some potential violations of the 180 day rule and that action may become necessary. Management suggested that exceptions could be considered for a limited amount of time if water, septic, and a power source were present. Additional discussion with the Planning Committee and the Board would be required before any such policy would be adopted.
- b. **2014 Year in Review** – Management reported that 2014 was a good year overall.
- c. **Project Status: Pool and Men's Shower Room, Clubhouse Lights:** – Completion of the pool cover should be completed by late Spring. Management and staff continue to work on the remodeled men's shower room and replacement of the clubhouse lights.

**9. For the Good of the Order:** No matters were discussed for the good of the order.

**10. Next Meeting:** Sunday, March 8<sup>th</sup> 2015. Location is the Country Inn & Suites in Bothell, WA @ 1:00 PM.

**11. Adjourn:** There was a motion from Mike Campbell to adjourn the meeting; it was seconded by Rick Phelps and approved unanimously by the Board at 1:54 PM.