

**Rimrock Meadows Association
Country Inn and Suites, Bothell, Wa
March 6, 2017**

**Annual Meeting of the Association Members
Minutes**

The meeting was called to order at 1:00 p.m. by John Koppang, Chairman

Introduction of Head Table by Chairman John Koppang: Kevin Danby, General Manager and President, Bill Higley, Treasurer; Cindy Alsop, Board Member; Mike Campbell, Vice President; Carolyn Johnson, Secretary; Michael Wyman, Attorney

Certification of Meeting Quorum by John Koppang: A quorum is 20% of qualified voting members. In this year's voting, we had 218 members who voted. A quorum is 213.

Opening Remarks by Kevin Danby: adjournment is planned for 3 p.m. due to road conditions on the pass. If any questions that require us to research, please fill out the communication form on the head table and the appropriate person will respond in a timely manner. When we talk about a quorum we need 20% of members (not lots) to vote and we have that today. If we don't get a quorum, we revert to last year's budget and board remains the same. Kevin shared the cost of the making and sending of the annual meeting packets that would have to be repeated in the event there is not a quorum.

Treasurer's Report by Kevin Danby:

We had a good year and have recovered from an economic standpoint. Sales of lots will resume as weather allows. A review of 2016 and 2017 income and expenses were presented by way of comparison. Question from the floor regarding the buy-back of lots. Last year we had a somewhat unofficial buyback program. This year the board decided to budget a set amount for buybacks due to the interest shown toward this. This is an easy opportunity to shed a lot due to health issues, etc. \$1,500 would be offered for a limited number of lots with reserving some for the tax auction in December. We've completed the transactions and are finished for the year with the hold back of monies for the tax auction. The program was well-received by a few individuals who wished to sell. Kevin then fielded additional questions from the floor.

The Reserve Fund is actually our CDs, Annuity, and Mutual Funds. We have an annual audit done by a specialist in HOAs. That audit is coming up in about three weeks. It's about a \$6,000 bill that is required by the state and the federal government. We also have an outside bookkeeper that reconciles our accounts that accesses Karee's computer remotely.

Kevin presented an overview of the ballot:

Election of Directors (Proposal No. 1) by Kevin Danby: Kevin shared information on the incumbents and others on the ballot that were not able to attend the meeting due to health issues. The candidates that were present are Cindy Alsop and Julie Lindgren, and they each said a few words.

Proxy Authorization (Proposal No. 2) by Kevin Danby

Budget Approval (Proposal No. 3) by Kevin Danby

Advisory Vote (Proposal No. 4) Regarding the building of a structure to house the fire trucks and other equipment that could be expanded to include additional member amenities such as laundry, winter shower, etc. **ADVISORY VOTE ONLY.**

Security Update by Kevin Danby: Fortunately in recent years, for the most part, security at Rimrock has not been an issue. The last person responsible for a couple of series of break-ins was caught, prosecuted, and went to prison for six years. Kevin recommends that members erect game cameras if they have anything of value stored there.

Manager's Report: 2016 was a good year with solid lot sales. Our standard lot price this year is \$5,000 a lot. Fire activity this last year included an accidental fire started by a tool and was contained in a small area. Another person that purchased from a flip outfit was burning garbage. We are still dealing with the flip outfit on who is going to pay for damage done to three additional lots as a result of that fire. We are expecting a greater than usual chance of fire danger this year due to weed growth and expected warmer temperatures. This past winter brought a usual amount of snow, but it was accompanied by high winds that created 3-5' drifts all over the place. We had difficulty plowing to our full time residents with trying to bust through the drifts. It will be well into April before it will be easy driving around Rimrock. If your area has a lot of dirt and broken basalt, those are the conditions that are the worst. If you have sagebrush and topsoil, you're in better condition. Back last fall we had the showers re-tiled. They look beautiful. The plumbing was re-plumbed to make more consistent water temperature and then hidden behind the wall so it looks very professional. Concerned for our April 1st opening for the showers because of last details still needing to be completed. Light fixtures are also being replaced.

Kevin explained the pool repair that was needed between the wading pool and the big pool. Outdoor movie night on Labor Day weekend last year was a huge success. Rimrock now owns a popcorn machine for summer movie nights.

a. Election Results:

A poll was taken asking if the members present at the meeting wanted to know the number of votes for each member on the ballot. The response was resoundingly “no”.

Board members elected are: **Matt, Cindy, and Joe**

Proposal #2: 76% for and 24% withheld

Proposal #3: 2017 Budget 96% for and 4% against

Proposal #4: Advisory vote for building a new structure for fire equipment; 92% for and 8% against

General Discussion and Questions: Century Link questions and line extension policy. Cindy was asked to give an update on the planning committee. She announced the email that can be utilized to send communications directly to the committee. She explained the letter process of notification of violations. The PC is going to be having more meetings in addition to the drive arounds.

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Quiz and Drawing by Kevin Danby

Kevin honored Mike Campbell for concluding his second term on the board by presenting to him the gift of a plaque. Mike will continue to volunteer for Rimrock in the capacity of our Fire Protection Committee Chairman.

Meeting adjourned at 2:40 p.m.