

Rimrock Meadows Association

Board Meeting Minutes

June 26, 2021 @ 8:00am

Board Officers Present:

Leah Turner, Chairman; **BJ Cunningham**; Vice President; **Dave Mayer**, Treasurer; **Cindy Alsop**,
Stan Marsh, **Pete Savage**

Others Present:

Jose Ortiz, President; **Michael Wyman**, Attorney

Not Present:

Josh MacKenzie, Secretary

Call to order at 8:09 am

Chairman's statement & reminder of code of conduct -

- Maintain confidentiality - be thoughtful about information shared to members. Executive session conversations are confidential

Manager Report:

1. **Golf Cart repair update** - in the shop. Returned it to the same person who repaired it last time. Should be ready next week.
2. **Status of accounts referred to Collections** - progress is being made toward collecting from members who are not in good standing.
3. **LocalTel Tower update** - Work has been delayed because of wind and lack of LocalTel staff.
4. **Check with the County Commissioner on PUD's franchise agreement re: going underground ordinance** – BJ contacted John Brown from Douglas County PUD. They will continue to use poles along the highway.
5. **Place signs and Camera at Burn pile** – New signs installed that notify members of cameras in use. Camera has been installed. Seems to be working to discourage people from improper dumping.
6. **Gate to be placed at RR entrance near White Oaks** – Need to make contact again to get this work going.
7. **Rimrock website update** – Jose will reach out to Norm to release our domain so the new website can be attached to the domain.
8. **Status of potential Chlorine shortage issue** - We should not have any issues. We currently have enough on site to get us through the 2021 pool season.
9. **Voicemail change status** – Jose has tried to change the message and is working with CenturyLink to troubleshoot some challenges with changing the message for all lines.
10. **JL Financial review request and documents to be reviewed** - Jose now has access to all of the accounts and the statements for each account. He's working on getting access to the Annuity. We will elicit the support of a financial advisor to review Rimrock accounts and advise us on the best way to invest Rimrock funds.
11. **Leak / Drip over Women's restroom from pool house roof** – panels will be replaced in the area where the leak is. Jose to get bids for heat replacement options to be considered to add to the 2022 Capital Project Budget
12. **Pool Pump issue** – Dave & Jose to look at it to attempt to diagnose and resolve otherwise will Jose will make contact with a professional to come out to diagnose.

Capital Project Updates:

1. **Reroof clubhouse & Pool house** – Due to the increased costs and limited contractor interest, board took vote via email to consider either: 1) proceeding with formal RFP process for metal roof or 2) Pause, look at alternative roofs that may be less expensive, then put a vote to the membership. Roof Engineering needed and then BJ, Cindy and Dave will work with Jose to work through the RFP process.
2. **New HVAC for clubhouse & office** – HVAC has been working since before Memorial Day weekend. The Board requested that the unit be covered & guarded so that it is protected from weather and human/vehicle contact
3. **2021 Road Upgrades** – Working with Kamstra to put down gravel on several roads within Rimrock. There was a discussion about how to resolve some of the challenges with the erosion that occurs on some of the big hills. Jose to look into getting liquid stuff like used on the highways to resolve and prevent further erosion of gravel roads
4. **2021 Storage units** – DUE TO PRICES RISING, WILL ADD TO 2022
5. **10-hp Flood pump** – A simple fix to repair. In good working order. Dave believes we just need to repair / tight the bolts
6. **Paint exterior of the manager house** – Low Priority & likely a Fall 2021 project
7. **Replace playground structure** – New structure has been received & is in process of being built. Will have it up ASAP.
8. **HVAC @ Manager house** – Jose will reach out to the company that installed the Clubhouse HVAC again and move on if he does not get out to bid promptly

Executive Session: Motion made by Pete and seconded by Stan to enter executive session to confer with legal counsel regarding personnel issues & potential litigation for a specified duration. Chair announced that Executive Session would be extended.

Returned from Executive Session at 2:05 pm

Motions:

- Motion made by BJ & Dave seconded that all members on the active pending violations list are found to be in violation of the CC&R's as expressed in the previously issued violation notices and are hereby declared members not in good standing. **The motion passed unanimously.**
- Motion made by Dave & Stan seconded to delete/strike all monetary fines assessed from March 2020 to Present time pursuant to the governors Covid-19 proclamation. **The motion passed unanimously.**
- Motion made by BJ and seconded by Cindy to appoint Michael Stussy to the Planning Committee. **The motion passed unanimously.**
- Motion made by BJ & Cindy seconded to make an equitable increase to the Caretaker's salary effective July 1, 2021. **The motion passed unanimously.**
- Motion made by BJ and Dave seconded to remove any letters from member files that were not approved by the board. **The motion passed unanimously.**
- Motion made by BJ and Dave seconded that no communication will be sent on behalf of the board of directors unless the board has reviewed and approved the communication. **The motion passed unanimously.**
- Motion made by Leah and seconded by Cindy that the board authorizes legal counsel to negotiate a settlement with member CA. **The motion passed unanimously.**
- Motion made by BJ and Dave seconded that the Chairman of The Board is authorized, on behalf of The Board, to ask that the Planning Committee member resign and if there is a refusal to

resign, the person will be removed from the Planning Committee without further action of the Board. **The motion passed unanimously.**

- Motion made by Dave and seconded by Cindy to disband the Finance Committee. **The motion passed unanimously.**

Old Business:

1. **Approve Board Meeting Minutes – 5/17/2021. Dave made the motion & Stan seconded. The motion passed unanimously.**

New Business:

1. **June 30th statewide re-opening discussion** – Discussion about the reopening of Washington state and the impact to RR of decreasing or eliminating the restrictions we have in place. Reservations will no longer be required however any reservations already made for future stays will be honored. Dave made the motion & BJ seconded to remove occupancy and any other COVID restrictions in conjunction with changes made to the Governor's orders. **The motion passed unanimously.**
2. **Additional Member Benefits & Activities Discussion** –
 - a. **Outdoor movie night** – July 4th Weekend on the lawn
 - b. **Mid-Summer BBQ/Potluck** - August 7, 2021 4:00 pm.
 - A-H: Salad / Pasta
 - I-O: Side Dish
 - P-Z: Dessert
 - c. **Member Activities** - Reach out to Cindy if you have ideas/suggestions

Next Meeting Scheduled For: August 7, 2021 8:00 am @ Rimrock Meadows

Motion to Adjourn: Cindy made the motion & Stan seconded to adjourn the meeting at 2:50 pm. **The motion passed unanimously**