

Rimrock Meadows Association

Board Meeting Minutes
September 3, 2021 @ 4:00 pm

Board Officers and Directors Present:

Leah Turner, Chairman; **BJ Cunningham**; Vice President; **Jose Ortiz**, President, **Josh MacKenzie**, Secretary, **Cindy Alsop**, and **Pete Savage**

Others Present:

Michael Wyman, Attorney

Not Present:

Stan Marsh, **Dave Mayer**

Call to order at: 4:05 pm

Chairman's statement & reminder of code of conduct

Member / Guest Speaker: Kevin Danby & Jim Stucky, District 13 Fire Chief raised the topic of RR looking into annexation, which puts the burden of fire response costs on RR members based on each lot's assessed value versus RR being bearing the burden of the cost through contract services. There was discussion of the Fire Response contract cost increasing which would create even further reason for RR to consider annexation vs contract. There was also discussion regarding the growing number of fires & fire response calls coming from RR in recent years. Training for Jose and RR staff was offered.

Manager Report:

- **Golf Cart** – Not running again, unfortunately item after item needs replacing. The golf cart has been out of commission most of this year – **ACTION:** Pete will look at it by 9/17 and then we will go decide what to do from there.
- **Contact LocalTel** to ensure WiFi (FIBER) is working – Office is working off of WiFi – LocalTel is coming out on Tuesday, 9/7 and Jose will lay out expectations as to what needs to occur and what we are not getting. **ACTION:** Jose to update us on 9/7 as to what they find the issue to be.
- **Website update** – previous webmaster has released website & it has been transferred to RR however Nameservers need to be created based on who / how many people need to be able to make changes to RR website. – **ACTION:** Jose to get with RL to complete and update Board on 9/6.
- **Corral Weeding** – This is 98% done, the exterior perimeters are still needed. Team will spray in the Fall and do touch ups in Spring. Jose & Pete will set up a meeting with Rep(s) from Wilber Ellis &/or NW Wholesale. **ACTION:** Pete to contact rep and Jose to update the Board by 9/10 that contact has been made and what the next steps are.
- **Pool Pump Issue** – Running well now, we have a semi-used motor as a spare, but will likely need to be replaced next year.
- **Tile/Lights** – There are a few broken tiles/lights that will need to be fixed once the pool is down for the year. **ACTION:** Cindy volunteered to assist with tile repair.
- **Soil Binder / Dust Control** -Kamstra is smoothing out the hill and leveling the bumps. **ACTION:** BJ will send Jose a few contacts who may be able to lay the soil binder.
- **Pool Heat replacement Options** – Jose presented a few pool heat replacement options however it was communicated we need full bids which include all scopes of the project (material,

plumbing, electrical, etc). **ACTION:** Jose to call different pool companies to get bids (must have more than one, prefer three or more). Get bids by October for work to be done in Spring 2022 before Memorial Day. Include all Pool items (Heat, Cover, Tile, Lights)

- **Pole / Roof** around HVAC –The structure is up, just needing to be roofed, suggested use of 3-tab shingles until the full roof project is complete.
- **Pool Cover** Repair/ Completion: This needs to be included in the Pool Heat replacement project above.
- **RATTLER** – DRAFT TO BE SUPPLIED TO BOARD FOR REVIEW – PC / Chairman to insert statements.
- **CA Lot cleanup**---- **urgent task – ACTION ITEM – Jose to contact company to come out ASAP to clean up**

Capital Project Update

1. **Reroof clubhouse & Pool house** - No additional work done on this yet. Jose to call and get engineering done before roof replacement is done. Need engineering report so we know full scope so all bids will be the same. Do we get a list together (Josh will assist) to have included in the bids? Guardian Roofing (ML) **ACTION:** Jose to contact them (referred by Michael) Have them come out and give us specs and engineering. David Cerrato. **ACTION:** Jose to call on Tuesday 9/7. Do we want metal, Composition, we need fire retardant.
2. **2021 Road Upgrades:** Kamstra has list and is working through it.
3. **Paint exterior of the manager's house:**– FALL IS ALMOST HERE – **ACTION:** Jose to get bids – 3 bids required, hire it out. Not to be done by himself or family.
4. **HVAC @ Manager house:** WE NEED a final completion date. **ACTION:** Jose to get written confirmation of when the work will be done.

Planning Committee report:

- Stan not expected to be back until mid-October.
- Building application is being revised to include site modifications. Draft will be submitted to the Board for approval.
- Next PC meeting in person at clubhouse (9/24 @8:30am).
- Safety and Security: Code Enforcement, CPS, Law Enforcement will be more of a presence going forward

Executive Session: A motion was made to enter executive session to discuss personnel and potential litigation. Motion made by BJ and seconded by Josh. Motion passed unanimously. Entered Executive session at 6:17pm.

Exit Executive Session

A Motion was made by Cindy and seconded by BJ authorizing the President or General Manager to sign contract for hiring the Planning Committee Support Contractor. Motion passed unanimously

Next Meeting Scheduled For: Saturday, October 2 @ 8:00am

Motion to Adjourn: A motion was made to adjourn @ 8:54pm by BJ & seconded by Pete. Motion passed unanimously