

Rimrock Meadows Association

Board Meeting Minutes
October 2, 2021 @ 8:00 am

Board Officers and Directors Present:

Leah Turner, Chairman; **BJ Cunningham**; Vice President; **Jose Ortiz**, President, **Dave Mayer**, Treasurer, **Cindy Alsop**, and **Pete Savage**

Others Present:

Michael Wyman, Attorney

Not Present:

Stan Marsh, **Josh MacKenzie**, Secretary

Call to order at 8:23am

Chairman's statement & reminder of Code of Conduct

Guest Speaker:

Royce Johannes to present & discuss a radio tower proposal – presented a proposal for installing a repeater system for installing a system to cover our geographical area probably with very few dead spots

Mike Stussy, PC Committee member & District 13 Fire Fighter to present regarding potential annexation with Fire District – 1) contract with district 13, 2) annexation (also provides AD&D to our volunteers & employees who are trained) or 3) form a new district – extensive conversation regarding our options and costs associated with each option.

Planning Committee report:

1. PC Update: - Rattlesnake Springs Services gave overview of their supporting role in the PC process

Cindy made motion & Dave seconded to enter executive Session to discuss potential litigation and governing documents and confer with legal counsel. Motion passed unanimously
Exited Executive Session

Dave made a motion & BJ seconded to accept and submit to the members for their approval on the annual meeting ballot a CC&R amendment to increase the maximum daily fine amount from \$50.00 to \$500.00. Motion passed unanimously

Dave made a motion & BJ seconded to increase the building application administrative fee for starting construction on or grading a lot without an approved building application from \$250.00 to \$500.00 effective January 1, 2022. Motion passed unanimously

New Business:

Safety & Security discussion - PC has been in discussions regarding our increasing number of law enforcement calls, etc. A letter was written to Douglas County Sheriff to express concerns regarding the lack of response from law enforcement and our growing need. – We have invited the Sheriff to a meeting with Members to discuss security concerns. We will attempt to schedule for 11/5/2021.

There was also discussion regarding getting improved cameras for in the clubhouse. Jose to proceed with this.

Approve Minutes from Board Meetings on 9/3/2021, 9/15/2021 & 9/22/2021 – BJ Made motion & Pete seconded to approve Meeting Minutes from 9/3/2021, 9/15/2021 & 9/22/2021 – Motion passed unanimously

Manager Report:

- **Golf Cart** – Jose & Pete troubleshoot it and Pete took the part to a shop in Wenatchee for repair & it shouldn't cost more than \$200– **ACTION:** Pete will keep us posted on when he hears back from the shop about it
- **Contact LocalTel** to ensure WiFi (FIBER) is working – Office is working off of WiFi – LocalTel is coming out to evaluate it **ACTION:** Jose to call again, daily if needed in order to get it resolved
- **Website update** –] **ACTION:** Cindy to assist and make contact between Raun & current web host.
- **Corral Weeding** –Some of the exteriors are completed – Still trying to make contact with Reps for direction on best weed control practice recommendations. Preemergent needs to be started within next month **ACTION:** Pete & Jose to contact rep around mid-month
- **Pool Projects** – Jose getting bids as part of 2022 Capital Expense Budget
- **Soil Binder / Dust Control** - **ACTION:** BJ will make some contacts and send Jose a few contacts who may be able to lay the soil binder.
- **Pool Heat replacement Options** – SAME AS PREVIOUS POOL STUFF
- **Pole / Roof** – Shingles still need to be added – **ACTION** – **Jose to get by shingles October 10th, 2021**
- **Pool Cover Repair/ Completion:** This needs to be included in the Pool Heat replacement project above.
- **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 bids are requested and the roof replacement work 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. Have them come out and give us specs and engineering. **ACTION:** Jose to contact
2. **2021 Road Upgrades:** Kamstra has list and is working through it.
3. **Paint exterior of the manager's house:** FALL IS HERE – **ACTION:** Jose to get bids – 3 bids required, hire it out. Jose to call & get 3 bids – A company to do from start to finish - - Jose to update us on 10/10
4. **HVAC @ Manager house:** HVAC installed but wiring in house is unable to support new unit – PUD contacted to get quote to complete **ACTION:** Jose to get written confirmation of when the work will be done & report back to Board.

Financial Update:

Discuss CD expiration as presented by Jose – Will allow CD to rollover and will consult with Financial Advisor on future recommendations

Executive Session: A motion was made by Pete and seconded by Dave to enter Executive Session to consult legal counsel to discuss personnel issues and potential litigation. Motion pass unanimously

Cindy made a motion and Dave seconded to pass the following rule and regulation effective immediately: that as of November 1st, no animals will be left unattended by any member living in a temporary structure and members must remove all animals from their property when they are not present. Motion passed unanimously

BJ made a motion and Pete seconded to call and hold a virtual Special Member Meeting on November 6, 2021 @ 10:00am. Motion passed unanimously

Leah made a motion and BJ seconded to approve the meeting notice and ballot for the November 6, 2021 Special Member Meeting. Motion passed unanimously

BJ made a motion and Dave seconded to send a Notice of Sanction letter to member XX. Motion passed unanimously

BJ made a motion and Leah seconded to hire a year round, full time Grounds Keeper starting in 2022. Motion passed unanimously (previous position titled Seasonal Laborer)

Next Meeting Scheduled for November 6, 2021 @ 8:00 AM at Rimrock

Motion to Adjourn: Leah made the motion and Pete seconded to Adjourn the meeting @ 5:05pm. Motion passed unanimously