**Rainbow Lakes West 3rd Addition**

**HOA Monthly Meeting**

Meeting Minutes

December 15, 2014

**Opening**

The monthly meeting of the HOA board was called to order at 7:05PM on December 15, 2014 by Patrick Trant, President.

**Board Members Present**

Patrick Trant (President), Steve Cooper (Treasurer), Jolene Kaufman (Secretary), Scott Masterson (Zone Representative 2), Phil Iwinski (Zone Representative 4).

**Homeowners Present**

Keith Stutzman

Mary Hill (Architectural Representative 5).

1. **Presiding Officer**

Patrick Trant, President presided over the meeting.

1. **Consensus Items**

* Treasurer’s Report: Steve Cooper, Treasurer reviewed and summarized the treasurer’s report (attached).
* The treasurer’s report indicated there are 30 homeowners who still owe annual dues.
* A list of homeowners who have not submitted dues has been composed and will be distributed to zone representatives in an effort to continue to collect outstanding dues.
* Review of the current service providers found the following providers:
* David Pote – lawn maintenance
* Westar Energy
* The treasurer’s report was accepted and approved by the board.
* November Meeting Minutes: Jolene Kaufman, Secretary provided copies of the November meeting minutes.
* The meeting minutes were accepted and approved by the board.

1. **Old Business**

* Steve Cooper contacted Sarah Stoltz and an audit of the treasurer’s books was conducted (report is listed under Annual Audit tab).

1. **New Business**

* Patrick Trant moved that the board reimburse Sarah Stoltz for services rendered for auditing the treasurer’s books at a rate of $20 per hour for 6 hours. Steve Cooper seconded the motion and the board approved the reimbursement to Sarah Stoltz for $120.
* Phil Iwinski discussed concerns and advantages of having a CPA conduct the next annual audit. The board agreed to evaluate these concerns, advantages and the cost associated with hiring a CPA when it is time to schedule the next annual audit.
* Steve Cooper discussed with the board that he had been contacted a few weeks earlier by Kevin McWhorter of Breezy Point regarding beaver damage to trees around the big lake. Kevin McWhorter was attempting to gain permission to have a company set traps in an effort to stop the damage to trees around the large lake area. Steve explained to McWhorter that Rainbow Lakes Home Owners only own a portion of the land being referenced, but that it should be fine to set traps. Steve was contacted at a later date by Mr. McWhorter who, at the time, provided a copy of an invoice from Eager Beaver Wildlife Control for services rendered in the amount of $682.50. Mr. McWhorter requested that the Rainbow Lakes HOA pay one half of the invoice since four beavers were trapped on the Rainbow Lakes side of the lake. However, no mention to share in the expense was discussed prior to receipt of the invoice copy. The board conducted a lengthy discussion on whether or not to share in the expense. Patrick Trant moved that since there was no mention of sharing in the expense in the initial conversation between Steve Cooper and Kevin McWhorter, that Rainbow Lakes HOA not reimburse Breezy Point for a share of the expense – but, send a letter explaining the reasoning and to offer a willingness for the Rainbow Lakes HOA to participate in the future decisions and expenses for beaver damage control. Phil Iwinski seconded the motion and the board approved.
* Travis Rakestraw, Zone Representative 5, e-mailed board members and requested to resign from his position.
* Keith Stutzman, homeowner in zone 5 was appointed by the board to replace Travis Rakestraw, effective immediately.

1. **Special Projects**

* Steve Cooper discussed the progress made on researching the lake well. He stated that Harp Well is the most familiar with the needs of the Rainbow Lakes area. He discussed the need to hire Ground Water Associates, a water resource group, to complete the application process in addition to filing the necessary documentation needed for the permit, etc… at a cost of approximately $1,000. Although the lake well may be considered lake maintenance, Scott Masterson discussed concern over the board making the decision of approving the expenditures involving a lake well without homeowner input. Discussion led Patrick Trant to volunteer to compose a letter to homeowners explaining the concern regarding the importance of the lake maintenance and possible consequences of ignoring the need for the well. The letter will be posted on the Rainbow Lakes website. Patrick Trant suggested that we allow at least a week for homeowners to express concerns and/or submit questions.
* Phil Iwinski moved, barring substantial concern or rejections from homeowners, that the board authorize Steve Cooper to move forward with Ground Water Associates to start the permit process at the expense of approximately $1,000. Steve Cooper seconded the motion and the board approved.
* Scott Masterson suggested contacting other HOA’s in the immediate area as well as other areas in Wichita who have and utilize lake wells in an effort to gain more information regarding the effectiveness and importance of lake wells in relationship to lake maintenance.
* Steve Cooper volunteered to ask Harp Well about other HOA’s in the areas who have installed a similar wells.

1. **Next Meeting Date and Time**

* The next monthly meeting will be held on January 19, 2015. The location was not determined and will be announced.

1. **Adjournment**

* At 8:25PM, Patrick Trant declared that the meeting be adjourned.

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Jolene Kaufman, Secretary

