**Rainbow Lakes West 3rd Addition**

**HOA Monthly Meeting**

Meeting Minutes

January 19, 2015

**Opening**

The monthly meeting of the HOA board was called to order at 7:00 PM on January 19, 2015 by Patrick Trant, President.

**Board Members Present**

Patrick Trant (President), Steve Cooper (Treasurer), Jolene Kaufman (Secretary), Hal Sims (Zone Representative 1), Phil Iwinski (Zone Representative 4), and Keith Stutzman (Zone Representative 5).

**Homeowners Present**

Mary Hill (Architectural Representative 5) and Dru Trant.

1. **Presiding Officer**

Patrick Trant, President presided over the meeting.

1. **Consensus Items**
* Minutes of the December 15, 2014 Board Meeting:
	+ Steve Cooper moved to approve the minutes of the December 15, 2014 meeting. Phil Iwinski seconded the motion.
* **Motion carried 6-0**
1. **Treasurer’s Report**
* Steve Cooper presented the treasurer’s report (attached).
* Steve Cooper provided an updated list of homeowners with outstanding HOA dues. There are currently 27 homeowners with outstanding balances due.
* Phil Iwinski will share the letter, which he composed and sent to homeowners in his zone area, with the other zone representatives for continued efforts in collecting outstanding balances.

1. **New Business**
* Homeowner Carl Holt (in zone 4) e-mailed the board with concerns over erosion issues and tree damage near his property on Reservoir B.
	+ Phil Iwinski will contact Mr. Holt to assess the situation and discuss possible options, including removal of the tree and having additional limestone placed in the eroded area.
	+ Patrick Trant made a motion to obtain bids for the tree removal as well as having limestone placed in the area. Phil Iwinski seconded the motion.
* **Motion carried 6-0**.
* Patrick Trant is in communication with trash collection/hauling companies in an effort to obtain information regarding discounted rates for the HOA. Information obtained regarding options will be discussed at the next board meeting.
* The board would like to organize a neighborhood clean-up day.
	+ Patrick Trant made a motion to obtain bids to have a large dumpster container set up on the south side commons area. The information on the bids that he obtains will be discussed at the next board meeting. Steve Cooper seconded the motion.
* **Motion carried 6-0**.
* Hal Sims suggested looking into making contact with the other HOA’s in the Rainbow Lakes Additions and possibly forming relationships. Mary Hill suggested that there may be HOA’s in Rainbow Lakes that are inactive. The board agreed it could be advantageous to develop a relationship with the other HOA’s. Discussion led Patrick Trant to volunteer to make contact with a District 5 Representative to obtain information regarding existing/active HOA’s in Rainbow Lakes.
* The board discussed concerns over the lack of maintenance and appearance at the entryways on the north side (in particular the entry way off Jennie and also the one off 135th/Rolling Hills, although 135th is still under construction. No determination was made.
1. **Old Business / Special Projects**
* The board had a lengthy discussion regarding the lake well. The discussion included the importance of having 1) the application for the permit and 2) the approval of the actual lake well separated into two issues.
	+ Hal Sims emphasized the importance that communication is imperative to homeowners in regard to the actual lake well and that a special session meeting may be deemed necessary for homeowners to be fully informed.
	+ Patrick Trant moved that the board authorize Steve Cooper to move forward with the application process for the permit only (for an expense of up to $1,200). Phil Iwinski seconded the motion.
* **Motion carried 6-0.**
* Patrick Trant composed and will issue a letter to homeowners explaining the reasoning for the well, the importance of preserving the lake, and the purpose and process of obtaining the permit, as well as information regarding Harp Well & Pump Service and Ground Water Associates. In addition, the letter will introduce and explain <http://www.rainbowlakes3.com> where homeowners can submit questions and/or concerns have access to the Board Meeting Minutes, By-Laws, Covenants, as well as current announcements involving Rainbow Lake West Third Addition.
* It is the board’s goal to build effective communication with all homeowners.
1. **Adjournment**
* At 8:19 PM, Patrick Trant declared that the meeting be adjourned.

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 Jolene Kaufman, Secretary

