**Rainbow Lakes West 3rd Addition**

**HOA Monthly Meeting**

Meeting Minutes

March 9, 2015

**Opening**

The monthly meeting of the HOA board was called to order at 7:00 PM on March 9, 2015 by Patrick Trant, President.

**Board Members Present**

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

**Homeowners Present**

Tim Riggs

1. **Presiding Officer**

Patrick Trant, President presided over the meeting.

1. **Consensus Items**
* Minutes of the February 16, 2015 Board Meeting
* Patrick Trant moved to approve the minutes of the February 16, 2015 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 19 homeowners with outstanding balances due.

1. **New Business**
* Patrick Trant contacted Amy Osburn (Zone Representative 3) to ask if she is still willing and able to fulfill the responsibilities of Zone Representative. She requested to resign the position.
* After board discussion, Patrick Trant moved to appoint Tim Riggs as Zone Representative 3, replacing Amy Osburn, effective immediately.

 Steve Cooper seconded the motion.

**Motion carried 6-0**

* Steve Cooper was contacted by Kevin McWhorter of Breezy Point notifying the board that once again, there is an issue with beavers causing damage.
* As per the December 15, 2015 meeting minutes, the board discussed sharing the expenses for beaver trapping with Breezy Point, since the request for consideration was made prior to the traps being set. If no beavers are found on Rainbow Lakes III property, sharing the expense will not be necessary. The board agreed if beavers are found on Rainbow Lakes III property, as was the case in December, to share the expense with Breezy Point.
* Steve Cooper moved to reimburse Breezy Point for one half of the expense, up to $200, if beavers are found on RLW III property.

Dave Mattingly seconded the motion.

**Motion carried 7-0**

* The board discussed printing copies of the current By-Laws and the Covenants for Zone Representatives to have available for distribution to new homeowners.
* Patrick Trant moved to reimburse the expense to the person(s) who has copies made, up to $.10 a copy.

 Phil Iwinski seconded the motion.

 **Motion carried 7-0**

* The board discussed the preliminary floodplain maps recently released by the Federal Emergency Management Agency (FEMA) and the possible impact on homeowners in the Rainbow Lakes area.
* Patrick Trant will send an e-mail to homeowners and also post a message on the HOA web-site informing homeowners of an upcoming meeting that will be focused on the impact of FEMA floodplain map changes in District 5.
1. **Old Business / Special Projects**
* The Board continued discussion regarding the lake well. Steve Cooper expressed concern that there could be an underlying cause for the low water level, such as a leak. After much discussion the board concluded that it may be in the best interest of homeowners, to hire a civil engineer to evaluate the lake, in order to make a determination of whether or not there are issues causing the low water level (besides having no measurable precipitation) before moving forward with discussions on the lake well.
	+ Steve Cooper volunteered to research options for hiring an engineer to evaluate the lake / low water level.
* As per the February 16, 2015 meeting minutes, the board considered placing a lien on the property at 236 S. Forestview in an effort to collect outstanding HOA dues.
	+ Steve Cooper reported that the property has since sold and the outstanding dues have been collected.
* The board discussed issuing a letter to homeowners who continue to be delinquent in their HOA dues ($200 or more) before considering placing liens on those properties.
* Patrick Trant will compose a letter which will be mailed to homeowners owing $200 or more.
* Steve Cooper evaluated the commons area adjacent to homeowner Jeff Schauf and determined that it is necessary to re-seed the area. Steve Cooper purchased grass seed to be used in the area. However, after board discussion, it was determined that it may be necessary to hire a lawn company who has the necessary and appropriate equipment. In addition, the board determined that it is necessary to have a landscape/lawn maintenance company assess the area to determine any necessary repair work, the need for backfill dirt, as well as access to sprinklers when the necessary work is completed and grass seed is planted.
* Steve Cooper volunteered to contact Dave Pote, the current lawn maintenance provider for the HOA.
* Patrick Trant volunteered to contact a lawn maintenance company to assess the area as well.
* Patrick Trant reported the information he obtained regarding discounted rates for HOA trash hauling companies.
* Patrick reported that Waste Management requires 100% of homeowner participation for a discounted rate and Waste Connections requires 85% of homeowner participation. However, discussion regarding current billing charges for some board member’s trash hauling companies led Patrick to volunteer to request further information to make sure rates being quoted are accurate.
* Patrick Trant reported that the expense for having a dumpster available for a neighborhood clean-up day is as follows: $75 delivery fee, $125 hauling fee (if the dumpster fills more than once, the fee is assessed each time debris is hauled away) and a fee of $59 per ton of debris.
* The board will determine and designate a May clean-up date at the April meeting.
* Phil Iwinski (Zone Representative 4) made contact with homeowner Carl Holt in regards to concerns over erosion issues and tree damage near his property on Reservoir B (January 2015 Meeting Minutes).
* Mr. Holt indicated that he does not want the tree removed.
* Phil Iwinski determined the tree is located in a commons area.
* The board determined to have a tree specialist assess the tree damage and evaluate options and expense.
* Patrick Trant will contact a tree service company to assess the tree.
* The board is still in the process of determining active HOAs / contacts in the Rainbow Lakes area.

1. **Next Meeting Date and Time**
* April 20, 2015 at 7:00 PM at the Cooper Residence.
1. **Adjournment**
* At 8:03 PM, Patrick Trant declared that the meeting be adjourned.

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 Jolene Kaufman, Secretary

