**Rainbow Lakes West 3rd Addition**

**HOA Monthly Meeting**

Meeting Minutes

April 20, 2015

**Opening**

The monthly meeting of the HOA board was called to order at 7:00 PM on April 20, 2015 by Patrick Trant, President.

**Board Members Present**

Patrick Trant (President), Dave Mattingly (Vice-President) Steve Cooper (Treasurer), Jolene Kaufman (Secretary), Hal Sims (Zone Representative 1), Scott Masterson (Zone Representative 2), Tim Riggs (Zone Representative 3) Phil Iwinski (Zone Representative 4), and Keith Stutzman (Zone Representative 5).

**A) Presiding Officer**

* Patrick Trant, President presided over the meeting.

1. **Consensus Items**

* Minutes of the March 9, 2015 Board Meeting.
* Patrick Trant moved to approve the minutes of the March 9, 2015 meeting.

Steve Cooper seconded the motion.

**Motion carried 9-0.**

1. **Treasurer’s Report**

* Steve Cooper presented the treasurer’s report (attached).
* An updated list of homeowners with outstanding HOA dues was provided. There are currently 16 homeowners with outstanding balances due.
* Dave Mattingly moved to approve the treasurer’s report.

Patrick Trant seconded the motion.

**Motion carried 9-0.**

1. **New Business**

* No new business to report.

1. **Old Business**

* Reimbursement of $150 was made to Eager Beaver Wildlife Control (see Treasurer’s report) as per Breezy Point’s request to share in the expense of beaver damage control. The board previously approved expense reimbursement of up to $200.
* Steve Cooper reported that over-seeding and repair work on the commons area was completed and that there are 3 homeowners whose sprinklers will irrigate the area.
* Patrick Trant will compose and issue a letter to homeowners who continue to owe delinquent dues ($200 or more) explaining that the board will consider issuing a lien on their property if dues are not paid up to date.
* The board discussed that we are still in the process of having a tree service company assess the damage, options, and expenses regarding tree damage near homeowner Carl Holt’s property.
* Patrick Trant reported that further research regarding discounted rates for HOA trash hauling companies resulted in his finding that the two companies who currently provide services to the Rainbow Lakes area require: 100% participation by Waste Management and 85% participation by Waste Connection. Neither of which the board considered, in fairness to all homeowners, as viable options.
* The board designated the dates of May 15 – May 22 for the neighborhood clean-up. The dumpster will be located on the commons area on the south side of the lake.
* The board discussed the expense for having the dumpster delivered and emptied (possibly multiple times).
* Patrick Trant moved to approve the expense up to $1200.

Tim Riggs seconded the motion.

**Motion carried 9-0.**

1. **Special Projects**

* The Board continued a lengthy discussion regarding the lake maintenance concerns.
* As per the March 9, 2015 meeting minutes, Steve Cooper researched options for hiring an engineer to evaluate the low water level. After researching different options and recommendations, Steve contacted MKEC Engineering Success. Jason Gish with MKEC proposed to provide the following initial evaluation:

1. Record drawing research and base map:

* Grading plan and outfall structure for lake construction
* Drainage report for the development
* Utility system layout (storm water sewer pipe penetrations, etc.

1. Site visit / evaluation

* Existing conditions overview
* Physical observation

1. Summary report of findings and recommendations

* The board discussed hiring MKEC Engineering Success to analyze the lake to help determine if there is an underlying cause for the low water level.
* Phil Iwinski moved that the Board approve hiring MKEC for an expense of up to $2000 to evaluate the lake.

Scott Masterson seconded the motion.

**Motion carried 9-0.**

* Steve Cooper will continue to facilitate the special project.

1. **Next Meeting**

* Due to graduation commitments, the monthly meeting was moved up one week to May 11, 2015 at 7:00 PM at the Cooper residence.

1. **Adjournment**

* At 8:12 PM, Patrick Trant declared that the meeting be adjourned.

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Jolene Kaufman, Secretary

