**Rainbow Lakes West 3rd Addition**

**HOA Monthly Meeting**

Meeting Minutes

July 20, 2015

**Opening**

The monthly meeting of the HOA board was called to order at 7:03 PM on July 20, 2015 by Patrick Trant, President.

**Board Members Present**

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

**Homeowners Present**

Mary Hill (ACC).

**A) Presiding Officer**

* Patrick Trant, President presided over the meeting.

1. **Consensus Items**

* Minutes of the June 17, 2015 Board Meeting.
* Patrick Trant moved to approve the minutes of the June 17, 2015 meeting.

The motion was seconded.

**Motion carried 7-0.**

1. **Treasurer’s Report**

* Steve Cooper presented the treasurer’s report (attached).

1. **New Business**

* Richard Rose (236 S Forestview Ct) emailed the board regarding a tree in need of trimming as well as a fallen dead branch in the commons area adjoining his property.
* Keith Stutzman and Dave Mattingly each volunteered to remove the branch.
* The board discussed that, periodically, trees are trimmed as needed in consideration of the entire HOA neighborhood.
* The board also discussed that, with annual dues of $100, there are limited funds for routine maintenance projects. Therefore, it is important for the entire HOA to contribute to such clean-up projects and that individual members may need to take initiative to assist in the process.
* The annual meeting for the HOA is to be held the 3rd Saturday in September, as stated in the by-laws. This year’s meeting will be held Saturday - September 19, 2015.
* Agenda items need to be submitted and included on the meeting notice given to homeowners.
* The Vice President and Treasurer positions of the Executive Board are up for re-election at the annual meeting.

1. **Old Business**

* The board discussed the issue of a lien placed on the Danler home in 2011 because the installment of a roof on their home did not have approval from the Architectural Control Committee and did not meet the criteria outlined in the covenants. The Danler’s previously asked for the board’s consideration to remove the lien. However, there was no motion for a course of action. Therefore, the status quo stays the same. The lien remains on the property.
* Patrick Trant will draft a letter to Danler’s letting them know of this outcome.
  + - The lack of mowing in relation to the common area adjacent to Richard Rose’s property continues to be an issue. David Pote had agreed to mow the area, however, the last time he went to mow it, someone had already done so.
* Steve Cooper received an email from Gary Markley of Breezy Point who also noted there is a mowing issue with this area and offered to mow it at a competitive rate versus what the HOA is currently paying.
* Steve Cooper stated he will follow up with David Pote and Gary Markley regarding the issue.

1. **Special Projects**
   * + The evaluation report conducted my MKEC regarding the lake’s water level is available on the HOA website: [www.rainbowlakes3.com](http://www.rainbowlakes3.com)
2. **Next Meeting Date**

* August 17, 2015 at 7:00 PM at the Cooper residence.

1. **Adjournment**

* Patrick Trant declared that the meeting be adjourned.

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Minutes respectfully submitted

From notes provided by Patrick Trant Jolene Kaufman, Secretary

