**Rainbow Lakes West 3rd Addition**

**HOA Monthly Meeting**

Meeting Minutes

August 17, 2015

**Opening**

The monthly meeting of the HOA board was called to order at 7:03 PM on August 17, 2015 by Patrick Trant, President.

**Board Members Present**

Patrick Trant (President), Steve Cooper (Treasurer), Jolene Kaufman (Secretary), Tim Riggs (Zone Representative 3) 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 July 20, 2015 Board Meeting.
* Patrick Trant moved to approve the minutes of the July 20, 2015 meeting.

Steve Cooper seconded the motion.

**Motion carried 6-0.**

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 11 remaining homeowners with outstanding balances due.
* Steve also presented a draft of the 5-year plan he has developed for informational purposes at the annual meeting on September 19, 2015.

1. **Old Business**

* The board received a bid from Gary Markley of Breezy Point to keep the commons area at the east end of the lake mowed. The quote is for $25 per mow - two times a month.
* The board discussed that no other quotes were received.
* Patrick Trant moved to approve Gary Markley’s bid. Phil Iwinski seconded the motion.

**Motion carried 6-0**

**Note: David Pote made contact with Steve Cooper after the monthly meeting was held. Pote is the current lawn care provider for the Rainbow Lakes 3 HOA, and stated he will mow the area in question for the same fee. Steve Cooper emailed board members asking for approval – since Pote is the current provider and an HOA member. Steve will make the change in the treasurer’s budget outline for current provider fees.**

1. **New Business**
   * The board discussed items to be covered at the annual meeting on September 19, 2015.

* The board would like to have a volunteer or assign a person as a social coordinator. This person/committee would be responsible for coordinating neighborhood functions such as: block parties and neighborhood garage sales.
  + - * The board also discussed amending the current covenants. The wording for such changes may be included for discussion at the annual meeting as well as on the annual meeting proxy vote document, provided the legal advice on wording is complete. Otherwise, the board discussed the possibility of a special meeting at a future date.
* Patrick Trant researched other HOA’s covenants and suggested amending and/or adding the following sections to the current covenants:
* Vehicles and Parking
* Swimming, wading, ice skating, sledding or walking on frozen bodies of water
* Christmas Lights – timeframe for hanging and removing
* Stipulation on the installation of artificial vegetation
* Camping and campfires on common areas
* Authorization of the Board to assess fines for violation of covenants

Patrick moved that the board vote on amending / adding the aforementioned sections of the covenants. Steve Cooper seconded the motion.

**Motion carried 6-0**

* Patrick stated he will contact the Association’s attorney to clarify legal language and to seek advice on the interpretation of current covenants/ by-laws.
* Phil Iwinski discussed that since there is a healthy balance in the treasury fund, the board should consider lowering the annual dues from $100 to $95.
* After discussion, Patrick Trant moved to add the consideration of reducing the annual dues to the voting items at the annual meeting or special meeting depending on the timing of such voting items. Steve Cooper seconded the motion.

**Motion carried 5-1**

1. **Special Projects**
   * Steve Cooper reported that he is researching cost effective treatment options that may reduce the silt in the bottom of the lake (Reservoir A). The engineer with MKEC, who evaluated the potential issues with the lake’s water level, reported that the lake has about 5 feet of silt in the bottom. The treatment options being researched involve the use of nontoxic enzymes.
2. **Next Meeting**

* September 21, 2015 at 7:00 PM at the Cooper residence.

1. **Adjournment**

* At 8:58 PM, Patrick Trant declared that the meeting be adjourned.

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Jolene Kaufman, Secretary

