**Rainbow Lakes West 3rd Addition**

**HOA Monthly Meeting**

Meeting Minutes

September 21, 2015

**Opening**

The monthly meeting of the HOA board was called to order at 7:10 PM on September 21, 2015 by Patrick Trant, President.

**Board Members Present**

Patrick Trant (President), Jolene Kaufman (Secretary), Tim Riggs (Zone Representative 3) and Phil Iwinski (Elected to the Executive Board at the annual meeting).

**A) Presiding Officer**

* Patrick Trant, President presided over the meeting.
1. **Appointment of Board Officers**
* The board discussed duties and responsibilities of open positions on the board.
* Jolene Kaufman nominated Steve Cooper to assume the responsibilities of Vice President. Phil Iwinski seconded the motion.

 **Motion carried 4-0**

* Jolene Kaufman nominated Phil Iwinski to assume the responsibilities of Treasurer.

Tim Riggs seconded the motion**.**

 **Motion carried 4-0**

1. **Consensus Items**
* Minutes of the August 17, 2015 Board Meeting.
* Tim Riggs moved to approve the minutes of the August 17, 2015 meeting.

Phil Iwinski seconded the motion.

 **Motion carried 4-0.**

1. **Treasurer’s Report**
* After review of the treasurers’ records which was transferred from Steve Cooper, Phil Iwinski presented the current treasurer’s report (attached).
1. **Old Business**
* At the August board meeting, board members discussed and approved amending the current covenants. Patrick Trant contacted the current HOA attorney for advice on the legal language of the amendments/additions to the covenants, as well as legal advice on the interpretation of the current covenants.
* Patrick made several attempts to follow up on the initial conversation with the attorney. However, the attorney failed to return phone calls and respond to emails in a timely manner in addition to missing deadlines that [he] had set.
* As a result, the board discussed that it is in the best interest of the HOA to research and hire new legal representation for the HOA.
* Phil Iwinski and Patrick Trant will research attorney options (i.e. experience with HOA covenants, fees associated with such work, etc …) and will make a determination on who to hire.

1. **New Business**
* The board received a letter from a current homeowner requesting permission to lease [their] home because of the length of time it has taken to sell the property.
* After discussion, the board concluded it is in the best interest of the neighborhood as well as the HOA to not allow renters (specifics of leasing a home are outlined in the current covenants).
* Tim Riggs moved to not allow the home to be leased. Phil Iwinski seconded the motion.

**Motion Carried 4-0.**

1. **Special Projects**
* Steve Cooper reported at the annual meeting held on September 19, 2015 that he is continuing his research for treatment options of adding enzymes to the lake (Reservoir A) in an effort to reduce the level of silt in the bottom of the lake.
1. **Next Meeting**
* October 26, 2015 at 7:00 PM at the Kaufman Residence

1. **Adjournment**
* At 8:20 PM, Patrick Trant declared that the meeting be adjourned.

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 Jolene Kaufman, Secretary

