**Rainbow Lakes West 3rd Addition**

**HOA Monthly Meeting**

Meeting Minutes

October 26, 2015

**Opening**

The monthly meeting of the HOA board was called to order at 7:00 PM on October 26, 2015 by Patrick Trant, President.

**Board Members Present**

Patrick Trant (President), Steve Cooper (Vice President) Phil Iwinski (Treasurer) Jolene Kaufman (Secretary), Scott Masterson (Zone Representative 2) Tim Riggs (Zone Representative 3) Mike Wise (Zone Representative 4) and Keith Stutzman (Zone Representative 5).

**Home Owners Present**

David Pashman

**A) Presiding Officer**

* Patrick Trant, President presided over the meeting.

1. **Consensus Items**

* Minutes of the September 21, 2015 Board Meeting.
* Tim Riggs moved to approve the minutes of the September 21, 2015 meeting.

Phil Iwinski seconded the motion.

**Motion carried 8-0.**

1. **Treasurer’s Report**

* Phil Iwinski presented the treasurer’s report (attached).
* Phil reported that the September bank statement was not yet available at the time of the meeting.
* Phil will contact the bank to see if the statement can generate earlier in the month so that the treasurer’s report will coincide with the monthly meetings and reflect current information.
* Phil discussed with the board about contacting the bank and setting up on-line banking for convenient access to current information. The board was in agreement.
* Phil reported that approximately 55% of homeowners have paid current HOA dues.
* The board discussed and decided to send a reminder notice to homeowners regarding annual dues in an effort to collect dues in a timely and efficient manner.

1. **Old Business**

* New legal representation for Rainbow Lakes III.
* At the September board meeting, the board discussed issues with the previous attorney and therefore, has hired a new attorney to represent the HOA: Andrew N. Kovar with Triplett, Woolf & Garretson, LLC. Mr. Kovar specializes in HOA’s, Covenants, By-Laws, etc.
* Updating the current covenants has been discussed at length previously and the board is in agreement it is time to update the covenants to bring them current with the law as well as to look at possible restrictions in an effort to improve the neighborhood and increase property values.
* Patrick Trant will contact the attorney and discuss fees for rewriting new covenants.
* At the annual meeting, Agnes Johnson was appointed to head a social committee. The board discussed contacting Agnes to get dates set for a neighborhood block party and also, a neighborhood garage sale (sometime in the spring).
* Steve Cooper will contact Mrs. Johnson to discuss both.

1. **New Business**

* The board was previously made aware of concerns over renting a portion of the property/home at 106 N Rainbow Lake Terrace owned by David Pashman.
  + Patrick Trant previously contacted Andrew Kovar, the attorney, who then drafted and mailed a letter to Mr. Pashman citing renting all or a portion of any lot is in violation of the current covenants. Mr. Pashman made contact with Mr. Kovar to discuss his options.
  + David Pashman approached the board to ask for the consideration of allowing him to continue to rent a portion of his home until October 2016 in exchange for signing an agreement that after that point, he will cease with the renting. Mr. Pashman explained and cited personal reasons in his discussion with the board.
  + Steve Cooper moved that the board honor Mr. Pashman’s request to allow renting through October 2016.

Tim Riggs seconded the motion.

**Motion carried 8-0**

* A homeowner in the Maple Dunes neighborhood contacted the board with concerns about a Rainbow Lakes West III homeowner, a registered sex-offender, who is possibly housing additional registered sex offenders in his home.
* After board discussion, Patrick Trant stated he will contact Andrew Kovar, the attorney, for advice on what action can be taken if there is a violation of the covenants.
* Mary Hill volunteered at the annual meeting to obtain bids for lawn/tree care maintenance at the Maple entrance as well as possible maintenance of weed control around the lake.
* Two bids were provided: Countryside Lawn & Tree Care and Custom Lawn Service.
* After board discussion and comparison of the estimates, it was decided to have Custom Lawn Service maintain the entrance area – specifically: fertilization, pre-emergent and weed control of the lawn area and spring insect and disease control treatments of the trees and shrubs.
* Patrick Trant will contact Custom Lawn Service to verify the area to be included.
* Steve Cooper discussed the deteriorating condition of the dock located on the commons area of the lake’s south side and expressed concern over the safety of people using it.
* After board discussion, Steve volunteered to look into options of having the dock repaired/ replaced and at what cost.

1. **Special Projects**

* Steve Cooper reported 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. Such treatment will most likely need to begin in the spring. He also reported that he continues to monitor the lake level by taking measurements and reporting his findings to the lake engineer.

1. **Next Meeting**

* November 16, 2015 at 7:00 PM at the Cooper Residence

1. **Adjournment**

* At 8:35 PM, Patrick Trant declared that the meeting be adjourned.

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Jolene Kaufman, Secretary

