**Rainbow Lakes West 3rd Addition**

**HOA Monthly Meeting**

Meeting Minutes

January 18, 2016

**Opening**

The monthly meeting of the HOA board was called to order at 7:02 PM on January 18, 2016 by Steve Cooper, Vice President.

**Board Members Present**

Steve Cooper (Vice President) Phil Iwinski (Treasurer) Jolene Kaufman (Secretary), Hal Sims (Zone Representative 1) and Mike Wise (Zone Representative 4).

**Home Owners Present**

Mary Hill

**A) Presiding Officer**

* Steve Cooper, Vice President, presided over the meeting.
1. **Consensus Items**
* Minutes of the December 14, 2015 Board Meeting.
* Steve Cooper moved to approve the minutes of the December 14, 2015 meeting.

Mike Wise seconded the motion.

 **Motion carried 5-0.**

1. **Treasurer’s Report**
* Phil Iwinski presented the treasurer’s report (attached).
* Phil reported that 139 homeowners are current with HOA dues and that there are 8 homeowners with outstanding dues.
* Phil provided a list of homeowners with outstanding dues in each of their respective zones.
* Phil reported that he has made personal contact with the majority of homeowners with outstanding dues and will continue his effort of reaching out to delinquent homeowners to discuss issues they may have.
1. **Old Business**
* In regards to the draft of new covenants:
* Patrick Trant is in the process of providing board members with the most current draft of new covenants to review in which updates and corrections have been made by the attorney.
* There are no updates on the social committee from Agnes Johnson regarding a neighborhood garage sale and neighborhood social event.
* There are no updates from Dave Pote regarding the replacement/repairs on the common area dock.
* Phil Iwinski reported that he set the timer controls on the lake aerators and that they are running on a continuous cycle.
1. **New Business**
* The board discussed that it is necessary and time to have an audit review of the financial books by a Certified Public Accountant.
* Phil Iwinski will make contact with a CPA firm to begin the process.

1. **Special Projects**
* Steve Cooper reported he will have information available at the February meeting so the board can review and discuss ordering the enzyme treatment(s) for the silt in the bottom of the lake. Most likely, the materials will need to be ordered in February or shortly thereafter, to begin the treatment process in the spring.
1. **Next Meeting**
* February 15, 2016 at 7:00 PM at the Cooper Residence.

1. **Adjournment**
* At 7:27 PM, Steve Cooper declared that the meeting be adjourned.

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 Jolene Kaufman, Secretary

