**Rainbow Lakes West 3rd Addition**

**HOA Monthly Meeting**

Meeting Minutes

February 15, 2016

**Opening**

The monthly meeting of the HOA board was called to order at 7:04 PM on February 15, 2016 by Patrick Trant, President.

**Board Members Present**

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

**Home Owners Present**

No homeowners were present.

**A) Presiding Officer**

* Patrick Trant, President presided over the meeting.
1. **Consensus Items**
* Minutes of the January 18, 2016 Board Meeting.

Steve Cooper moved to approve the minutes of the January 18, 2016 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 142 homeowners are current with HOA dues and that there are 5 homeowners with outstanding dues (a list was provided to board members).
* Phil reported that he has made contact with all but one homeowner still owing dues. He reported he will continue his efforts.
* The board commended Phil on his efforts to personally contact homeowners regarding outstanding balances.
* The board discussed and agreed it is time to resolve issues with the homeowners who are delinquent by forming workable relationships to bring dues to a current status.
1. **Old Business**
* Phil Iwinski stated that he made contact with Sarah Stolz regarding a review of the books and that she is in the process of conducting an audit of the HOA’s financial records.
* Patrick Trant stated that he is in the process of finishing up a corrected/amended draft of new covenants (provided by the HOA attorney) for the board to review so, the process of adopting new covenants for the HOA can continue.
1. **New Business**
* As previously discussed, the board talked about the importance of continually running the lake aerators to maximize their effectiveness.
* Phil reported the operating device is located near the backyard of a homeowner and that it makes noise that may be considered annoying to the surrounding homeowners. Phil asked the board to consider building some type of barrier around the device to help contain the noise.
* Phil will visit with the homeowner who is directly affected and discuss options.
1. **Special Projects**
* Steve Cooper reported that he has been in contact with the lake engineer regarding advice on enzyme options to treat the silt in the bottom of the lake. The board discussed that it will be necessary to have the silt analyzed to determine its composition before proceeding with treatment options. Phil Iwinski also discussed that once a treatment option is considered, it will be imperative to obtain a performance guarantee before investing in the product.
1. **Next Meeting**
* March 21, 2016 at 7:00 PM at the Kaufman Residence

1. **Adjournment**
* At 7:50 PM, Patrick Trant declared that the meeting be adjourned.

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 Jolene Kaufman, Secretary

